


This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
James Christopher Moore
145 Chase Creek Cir
Pelham, AL 35124


20150629000216780 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
06/29/2015 10:05:24 AM FILED/CERT

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ninety-Three Thousand Six Hundred And No/100 Dollars (\$93,600.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Connie Jean Dean, Personal Representative of The Estate of Larry A. Dean, deceased (Shelby County, Alabama, Probate Case No. PR-2011-000584), (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto James Christopher Moore (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 80, according to the survey of Chase Creek Townhomes, Phase Two, as recorded in Map Book 19, Page 160, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Ninety-One Thousand Nine Hundred Four And No/100 Dollars (\$91,904.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Two Thousand Eight Hundred Eight And No/100 Dollars (\$2,808.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on June 23, 2015.

The Estate of Larry A. Dean, deceased

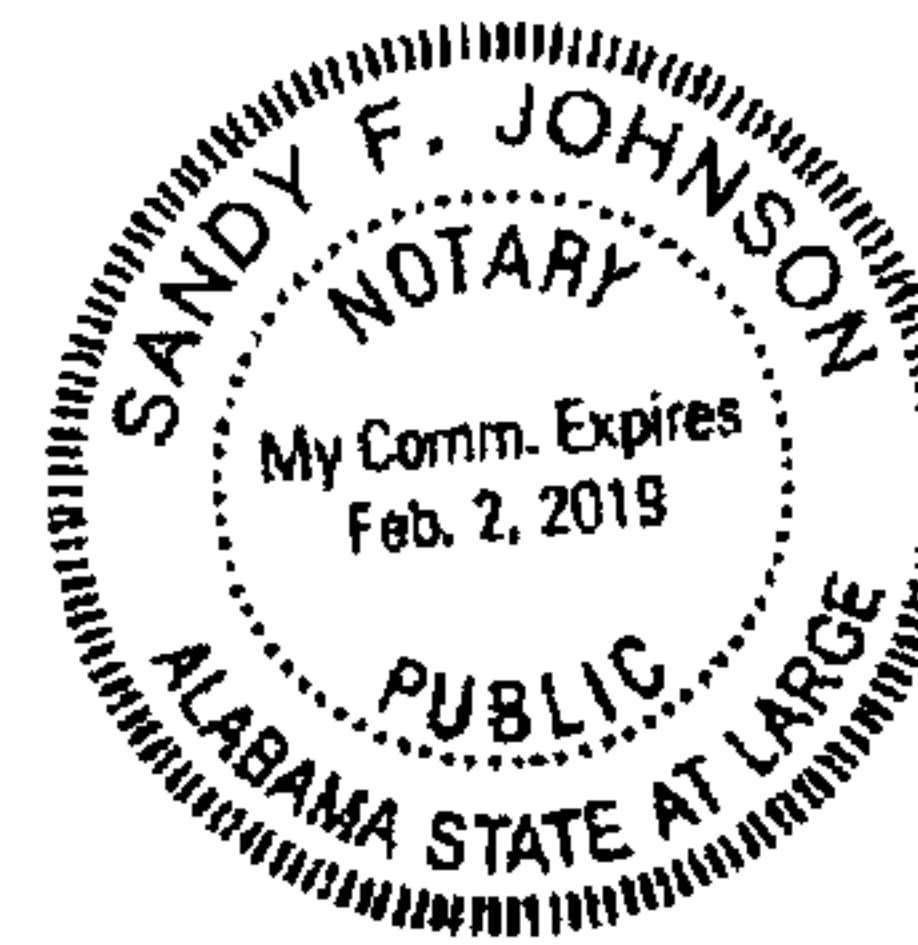
BY: Connie Jean Dean
Connie Jean Dean, Personal Representative

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Connie Jean Dean, whose name is signed to the foregoing conveyance as Personal Representative of the Estate of Larry A. Dean, deceased, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date as the act of and on behalf of said Estate.

Given under my hand and official seal on the 23rd day of June, 2015.

Sandy F. Johnson
Notary Public
My commission expires: Feb. 2, 2019



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

20150629000216780 06/29/2015 10:05:24 AM DEEDS 2/2

Grantor's Name The Estate of Larry A. Dean,
deceased

Grantee's Name James Christopher Moore

Mailing Address 145 Chase Creek Cir
Pelham, AL 35124

Mailing Address 1832 Arboretum Cir
Vestavia, AL 35216

Property Address 145 Chase Creek Cir
Pelham, AL 35124

Date of Sale June 23, 2015
Total Purchase Price \$93,600.00

or
Actual Value \$
or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☐ Other:

☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above,
the filing of this form is not required.

Instructions

Grantor's name and mailing address - The Estate of Larry A. Dean, deceased, 145 Chase Creek Cir, Pelham, AL
35124.

Grantee's name and mailing address - James Christopher Moore, 1832 Arboretum Cir, Vestavia, AL 35216.

Property address - 145 Chase Creek Cir, Pelham, AL 35124

Date of Sale - June 23, 2015.

Total purchase price - The total amount paid for the purchase of the property, both real and personal, being
conveyed by the instrument offered for record.

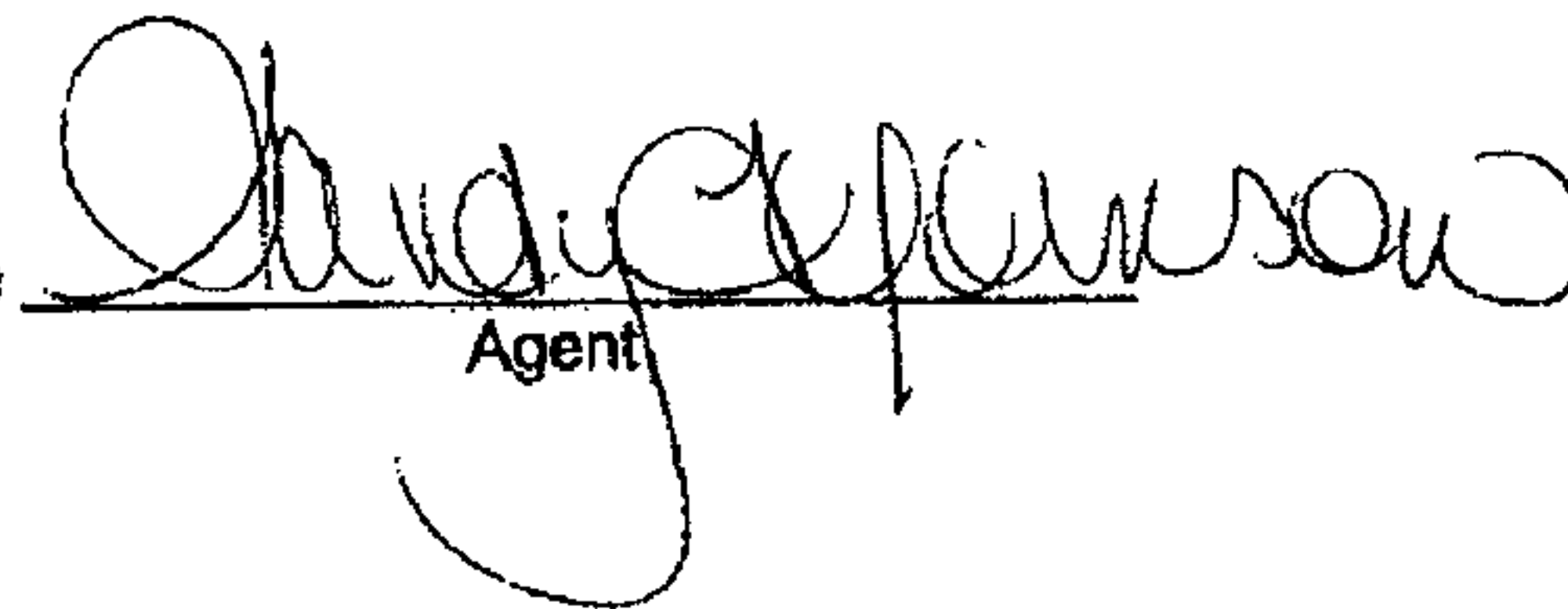
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
current use valuation, of the property as determined by the local official charged with the responsibility of valuing
property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama
1975 & 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and
accurate. I further understand that any false statements claimed on this form may result in the imposition of the
penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: June 23, 2015

Sign


Agent



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Shelby Cnty Judge of Probate, AL
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