

This instrument was prepared by:
~~XXXXXXXXXXXX~~ Josh Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
Steven Andrew Moore
Jayda Moore
4369 Heritage View Rd
Birmingham, AL 35242

CORPORATION FORM WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of One Hundred Ten Thousand and 00/100 (\$110,000.00) DOLLARS to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, **Synergy Development Group, LLC**, an Alabama limited liability company, does hereby grant, bargain, sell and convey unto **Steven Andrew Moore** and **Jayda Moore**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 28, according to the Survey of Heritage Oaks, as recorded in Map Book 11, page 23 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Building line(s) a shown by recorded map; (3) Easement(s) as shown by recorded map; (4) Right of Way granted to Alabama Power Company by instrument recorded in Real 133, page 586 in the Probate Office of Shelby County, Alabama; (5) Restrictions regarding Alabama Power Company, recorded in Real 140, page 744 in the Probate Office of Shelby County, Alabama; (6) Restrictions appearing of record in Real 152, page 657 and Real 192, page 93, in the Probate Office of Shelby County, Alabama; (7) Restrictions as shown by recorded map.

The entire purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, theirs heirs and assigns forever, against the lawful claims of all persons.

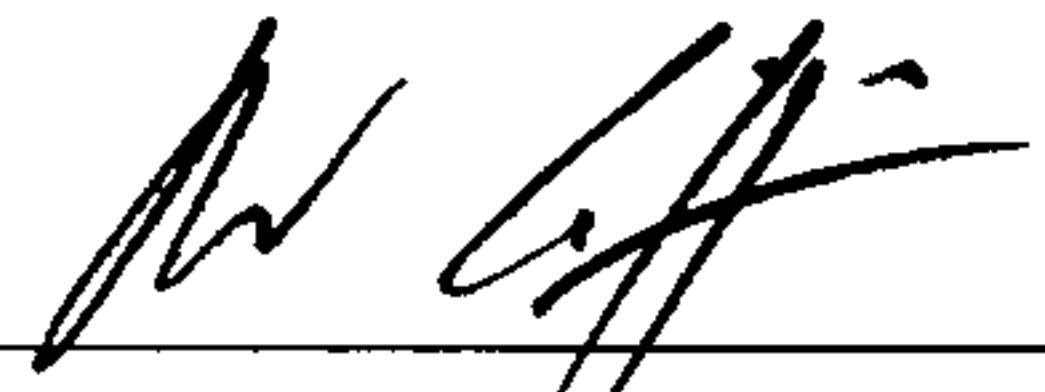
IN WITNESS WHEREOF, the said Grantor, by its Members, who are authorized to execute this conveyance, have hereto set its signature and seal this 31st day of August, 2015.


20151001000343470 1/3 \$130.00
Shelby Cnty Judge of Probate, AL
10/01/2015 11:53:46 AM FILED/CERT

Shelby County, AL 10/01/2015
State of Alabama
Deed Tax: \$110.00

Synergy Development Group, LLC

By: 
Chad D. Love, Member

By: 
John W. Giffin, Member

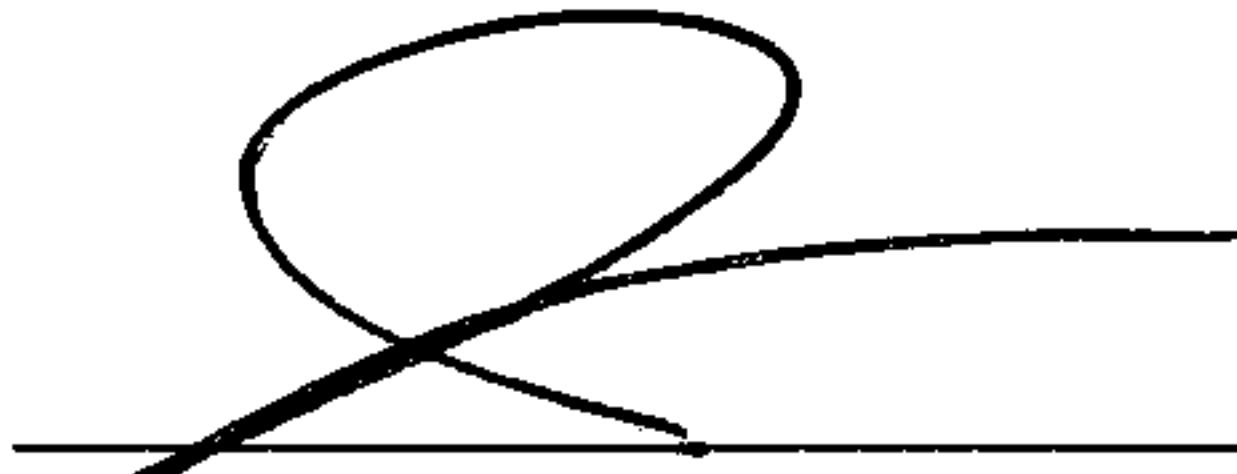
STATE OF ALABAMA)

JEFFERSON COUNTY)

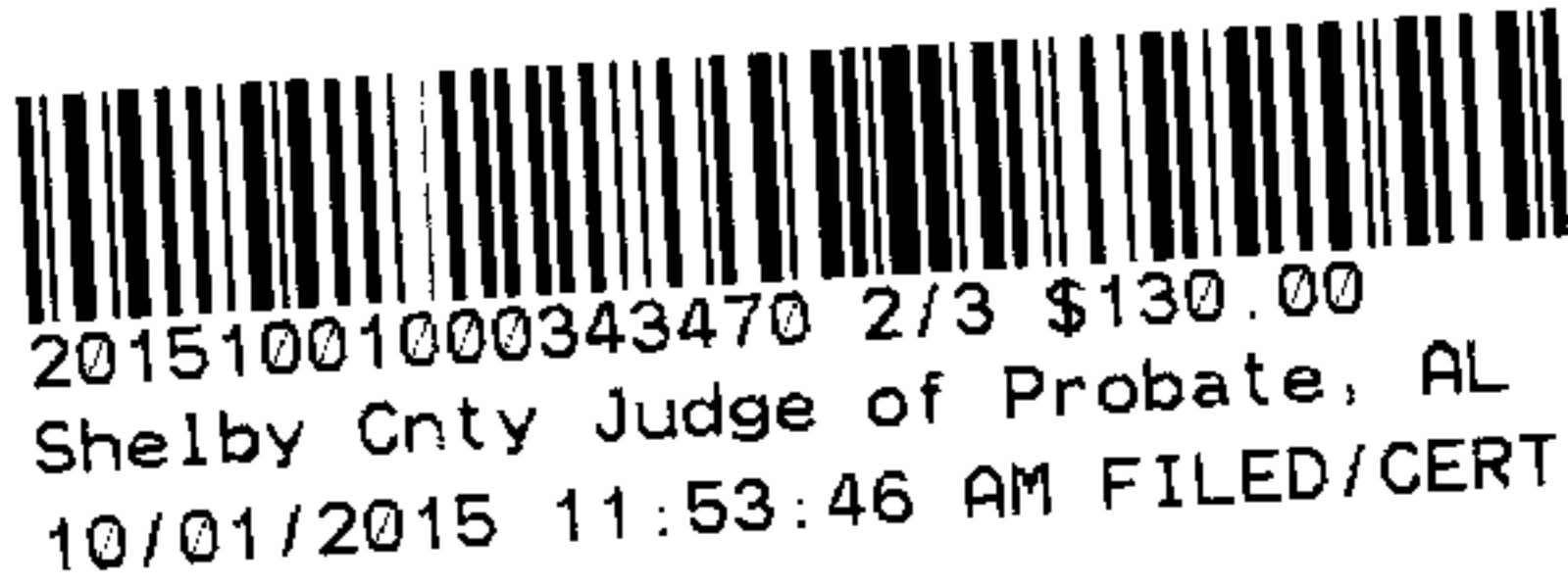
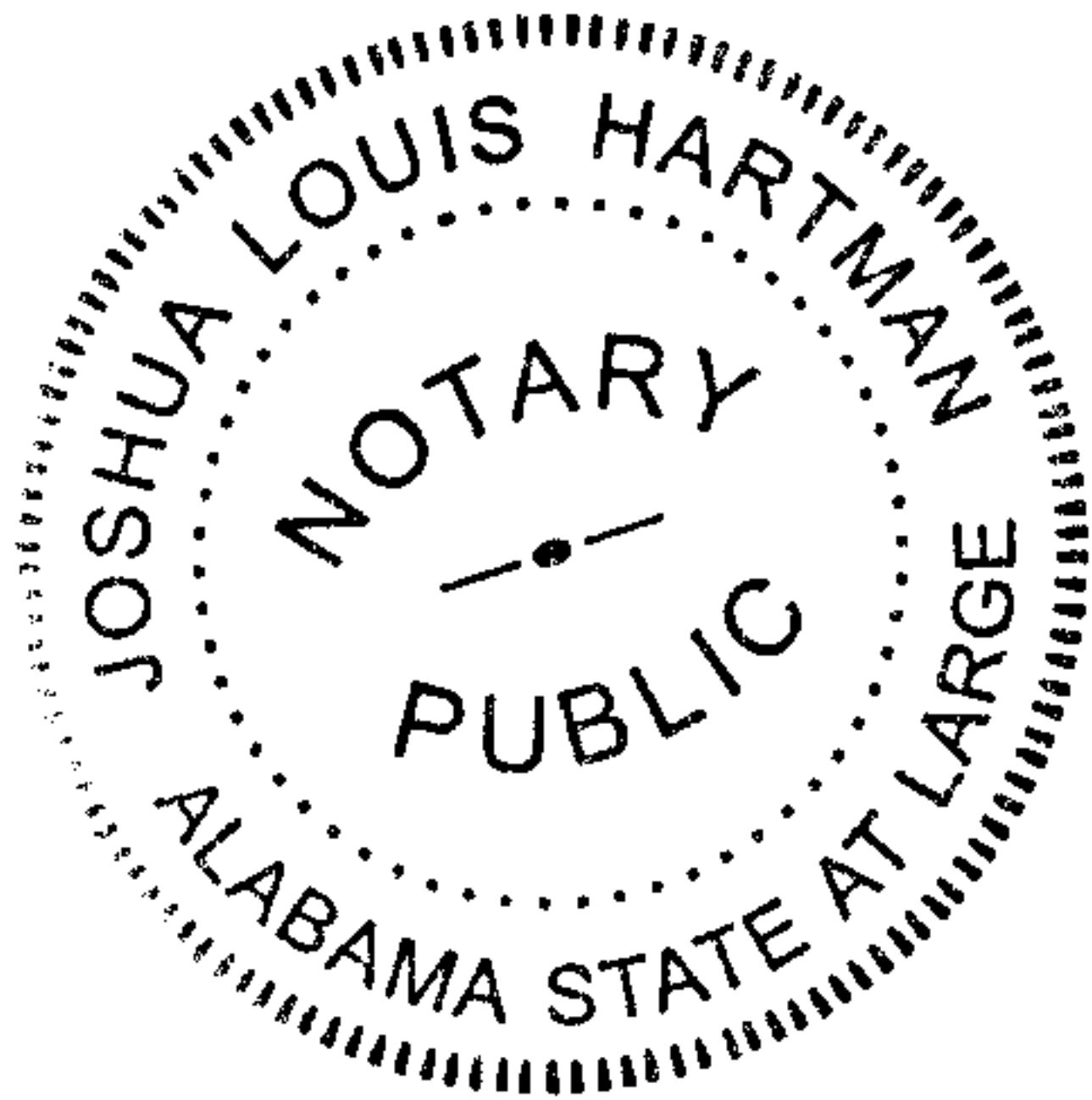
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chad D. Love and John W. Giffin, whose names as Members of Synergy Development Group, LLC, an Alabama limited liability company, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such members and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 31st day of August, 2015.

My Commission Expires: 3/19/16



Notary Public



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Synergy Development Group, LLC

Mailing Address 2167 Ross Park Avenue
Hoover, AL 35226

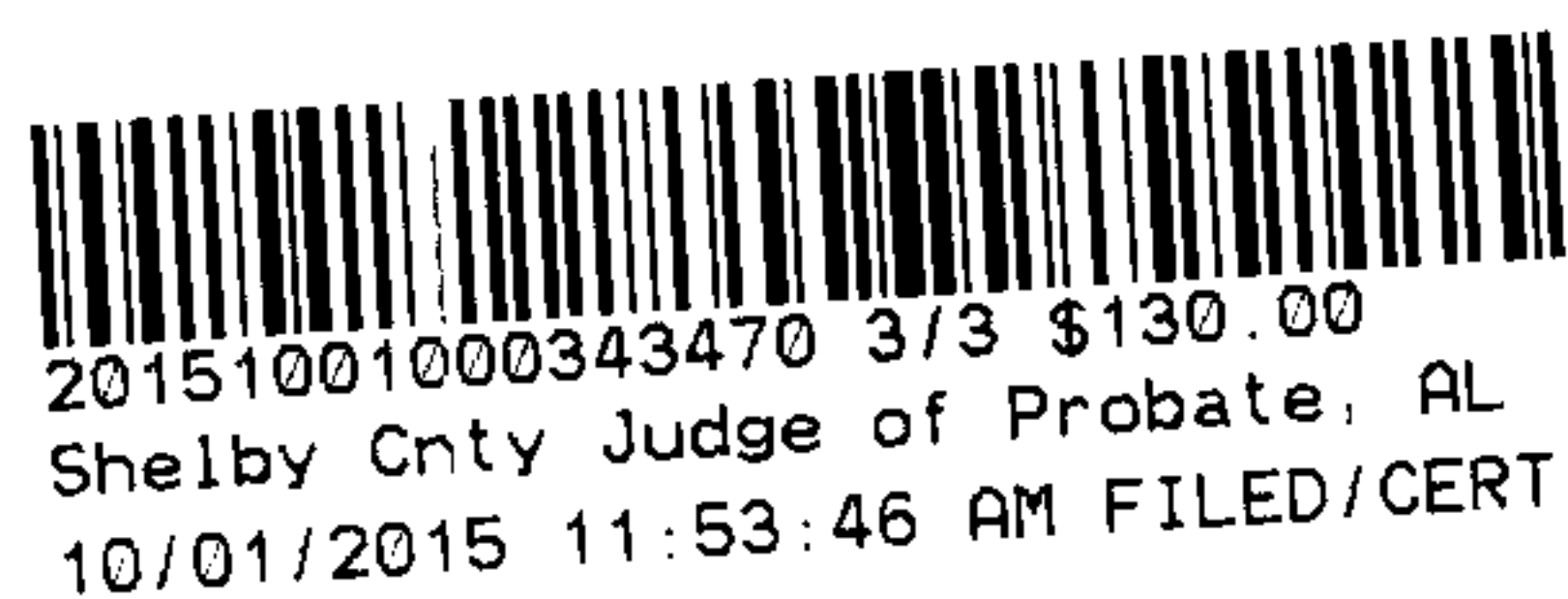
Grantee's Name Steven Andrew Moore
Jayda Moore

Mailing Address 4369 Heritage View Rd
Birmingham, AL 35242

Property Address 4369 Heritage View Rd
Birmingham, AL 35242

Date of Sale August 31, 2015

Total Purchase Price \$110,000.00
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)

☐	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 – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

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 August 31, 2015

Print: Joshua L. Hartman

Unattested

Sign:

(verified by)

(Grantor/Grantee/Owner/Agent) circle one