

SEND TAX NOTICE TO:
Robert C. Flowers and Darlene G. Flowers
~~412 Wilderness Road~~ 1256 Hunters Gate Dr.
~~Pelham, AL 35124~~ Birmingham, AL 35242

This instrument was prepared by
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20180216000051110
02/16/2018 11:06:41 AM
DEEDS 1/3

WARRANTY DEED

STATE OF Alabama

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Thousand dollars & no cents (\$5,000.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Robert C. Flowers and Darlene G. Flowers, husband and wife and Perry S. Moody and Monica Moody, husband and wife** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Robert C. Flowers and Darlene G. Flowers** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 7, IN BLOCK 2, ACCORDING TO THE SURVEY OF CAHABA VALLEY ESTATES, FIRST SECTOR, AS REOCRDED IN MAP BOOK 5, PAGE 84, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to: (1) Taxes for the year 2018 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, conditions of record, if any. (3) Mineral and mining rights, if any.

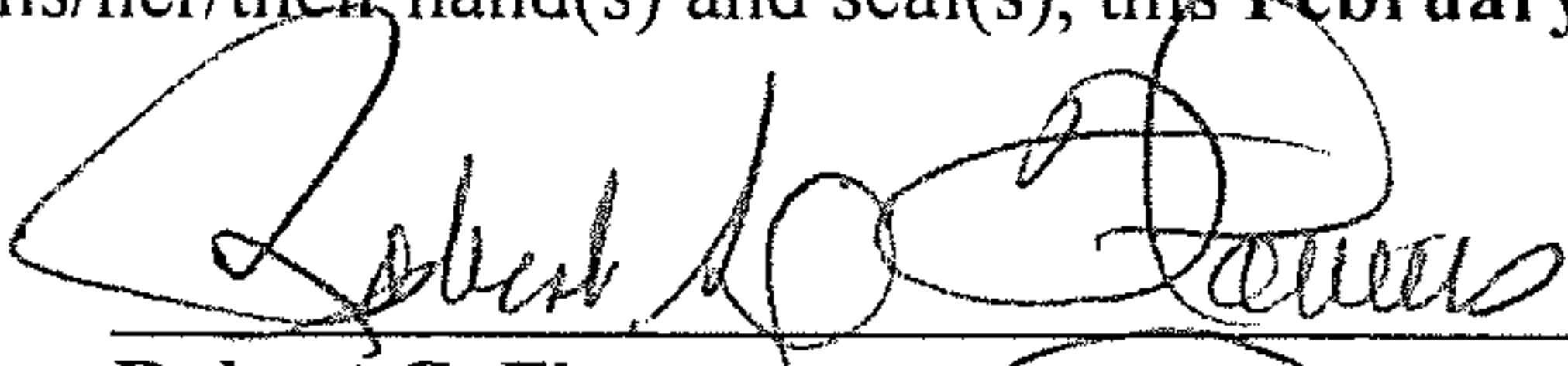
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.


And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this ~~February 14, 2018~~ .

_____ (Seal)

_____ (Seal)


Robert C. Flowers (Seal)


Darlene G. Flowers (Seal)

STATE OF ALABAMA

General Acknowledgement

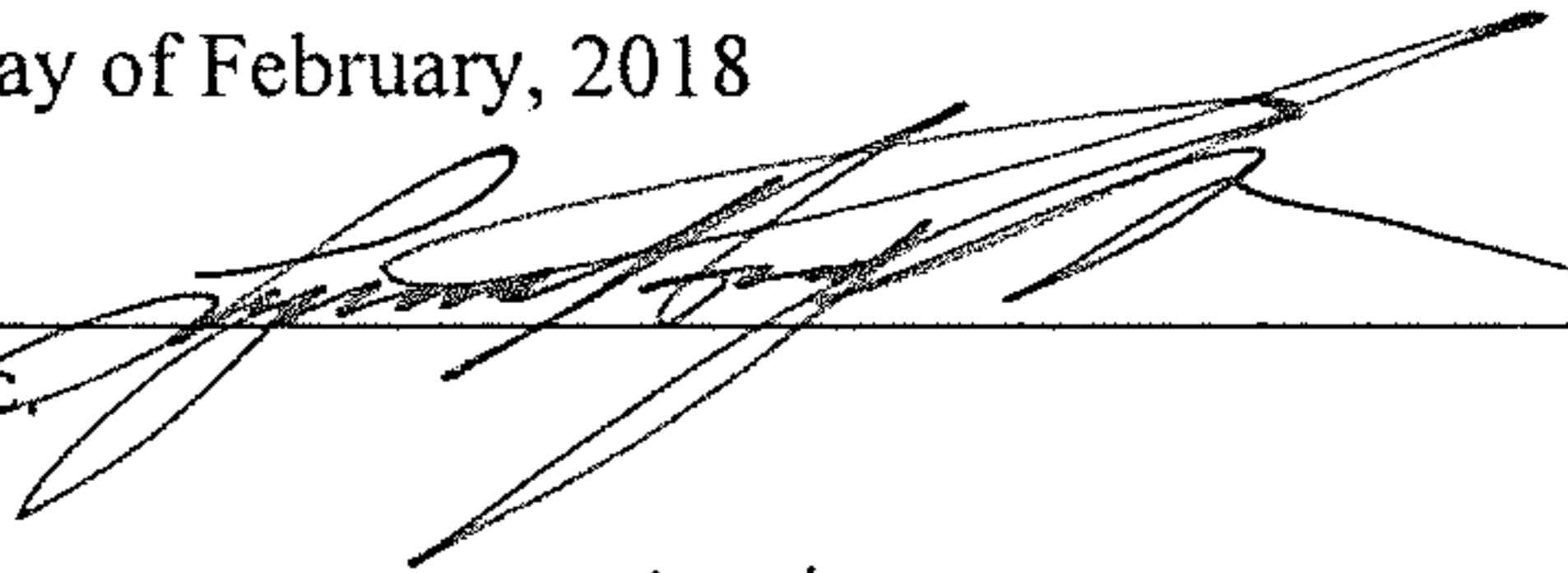
JEFFERSON COUNTY

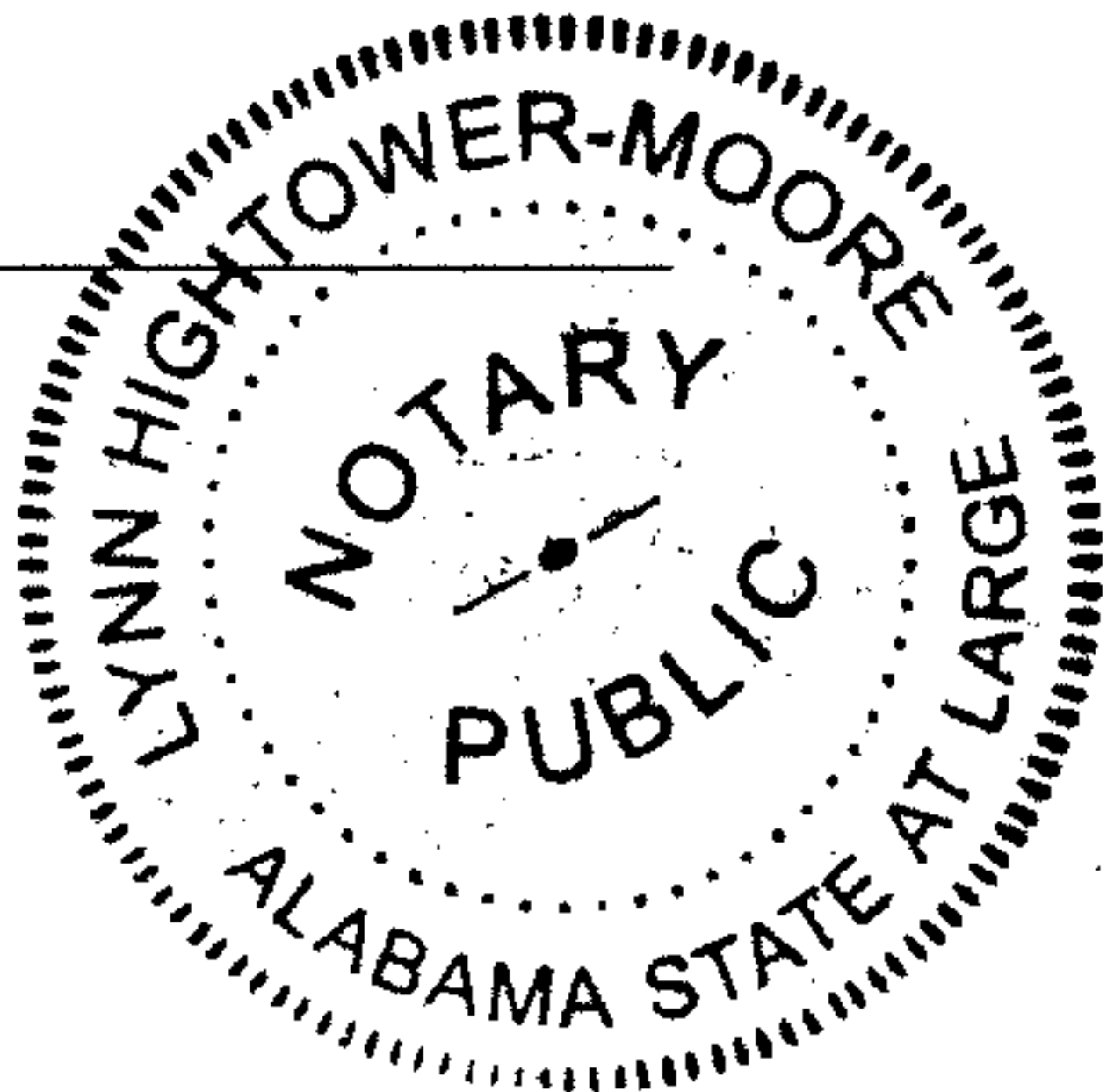
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert C. Flowers and Darlene G. Flowers, husband and wife**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of February, 2018

Notary Public
(Seal)

My Commission Expires: 2-4-22





IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **February 16, 2018** .

_____(Seal)
_____(Seal)

Perry S. Moody (Seal)
Perry S. Moody
Monica Moody (Seal)
Monica Moody

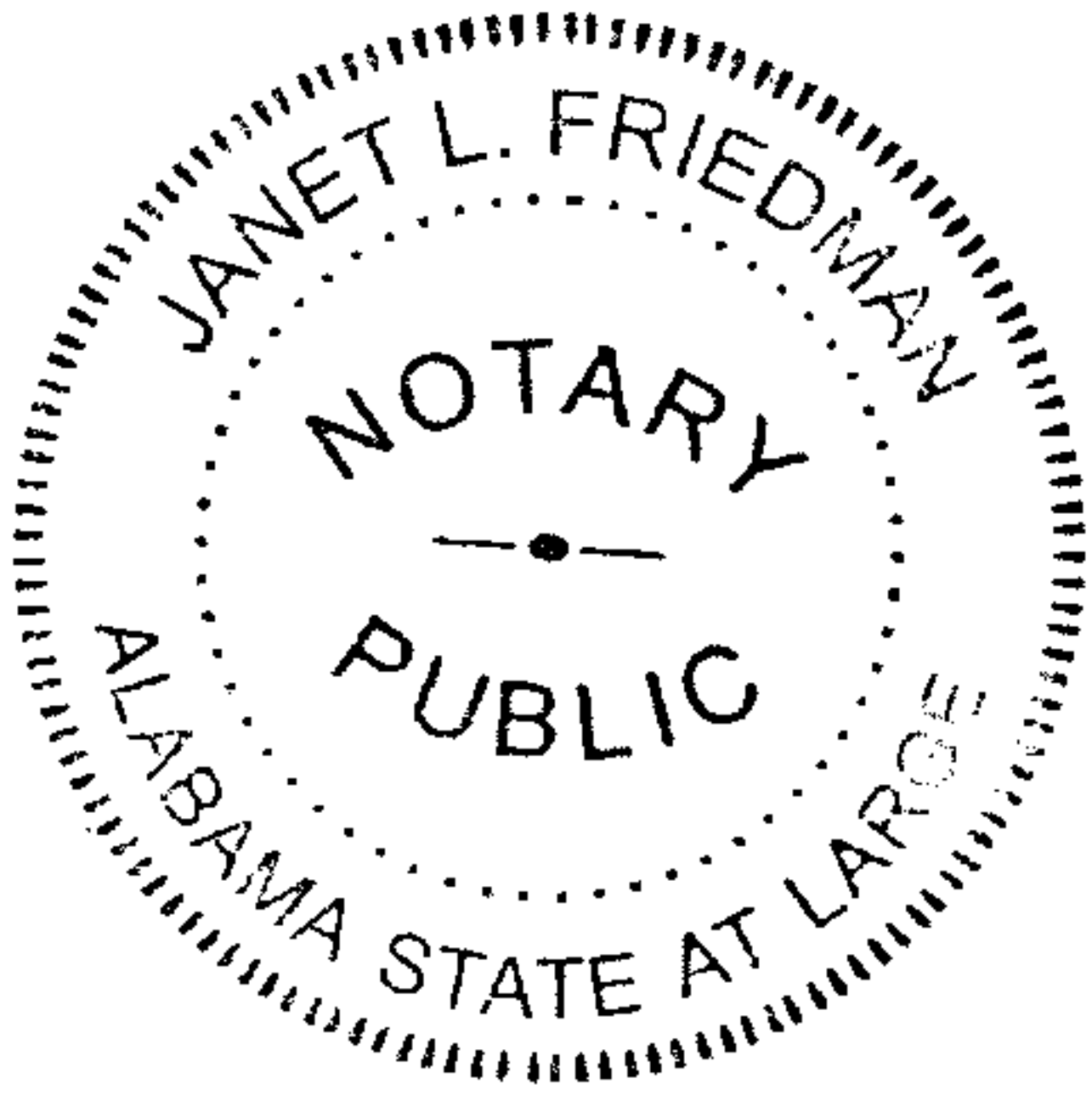
STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Perry S. Moody and Monica Moody, husband and wife**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of February, 2018

[Signature]
Notary Public.
(Seal)
My Commission Expires: 02/05/2020



20180216000051110 02/16/2018 11:06:41 AM DEEDS 2/3

Real Estate Sales Validation Form

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

Grantor's Name Robert C. Flowers, Darlene G. Flowers,
Mailing Address Perry S. Moody, and Monica Moody
412 Wilderness Rd
Pelham, AL 35124

Grantee's Name Robert C. Flowers + Darlene G. Flowers
Mailing Address 412 Wilderness Rd
Pelham, AL 35124

Property Address 412 Wilderness Rd
Pelham, AL 35124

Date of Sale
Total Purchase Price \$
or
Actual Value \$

20180216000051110 02/16/2018 11:06:41 AM DEEDS 3/3 or
Assessor's Market Value \$ 122,200.00

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 Market Value
☐ 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).

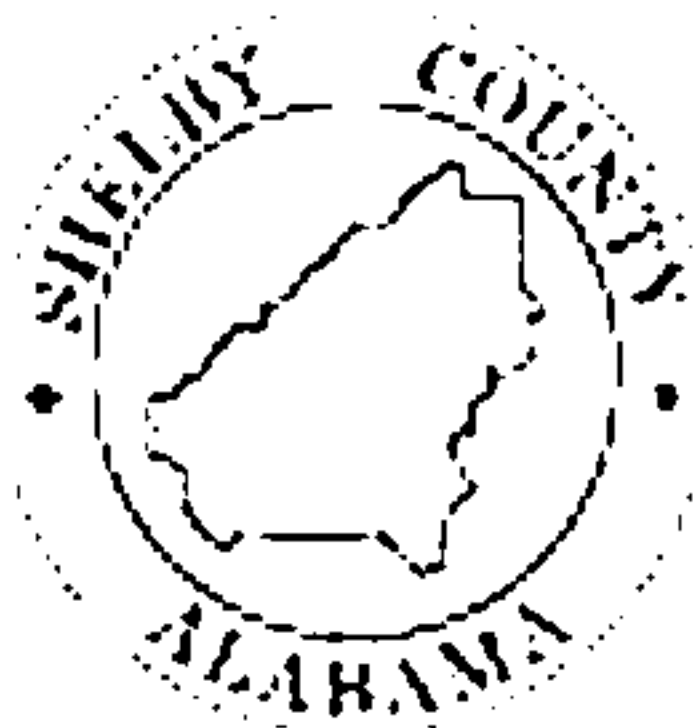
Date
☐ Unattested

(verified by)

Print Robert C. Flowers
Sign _____
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/16/2018 11:06:41 AM
\$143.50 CHERRY
20180216000051110

[Signature]