

This instrument prepared by:
Rosalie Doggett
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Bryan Stewart and Erika Stewart
343 Savannah Circle
Calera, AL 35040

20180522000176820
05/22/2018 01:06:04 PM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Ninety-Nine Thousand Nine Hundred And No/100 Dollars (\$199,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, V. C. Moore and Larry Moore, wife and husband and Brooke L. O'Brien (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Bryan Stewart and Erika Stewart (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 603, according to the Survey of Savannah Pointe, Sector VI, as recorded in Map Book 30, Page 41, in the Probate Office 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.

Subject to a third party mortgage in the amount of \$159,920.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on May 18, 2018.

V.C. Moore by Brooke L. O'Brien her attorney in fact

V. C. Moore by Brooke L. O'Brien her attorney
in fact

Larry Moore by Brooke L. O'Brien her attorney in fact

Larry Moore by Brooke L. O'Brien her attorney
in fact

Brooke L. O'Brien
Brooke L. O'Brien

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Brooke L. O'Brien, as Attorney in Fact for V. C. Moore and Larry Moore, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she, in his/her capacity as such Attorney in Fact and with full authority executed the same voluntarily on the day and same bears date.

Given under my hand and official seal on 18 day of May, 2018

[Signature]
Notary Public

My commission expires: 1/31/21

STATE OF Alabama
COUNTY OF SHELBY

ROSALIE K DOGGETT
Notary Public, Alabama State At Large
My Commission Expires
January 31, 2021

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Brooke L. O'Brien 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 18 day of May, 2018.

[Signature]
Notary Public

My commission expires: 1/31/21

ROSALIE K DOGGETT
Notary Public, Alabama State At Large
My Commission Expires
January 31, 2021

Real Estate Sales Validation Form

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

Grantor's Name V. C. Moore and Larry Moore and
Brooke L. O'Brien

Grantee's Name Bryan Stewart and Erika Stewart

Mailing Address 343 Savannah Circle
Calera, AL 35040

Mailing Address 343 Savannah Circle
Calera, AL 35040

Property Address 343 Savannah Circle
Calera, AL 35040

Date of Sale May 18, 2018

Total Purchase Price \$199,900.00

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 - V. C. Moore and Larry Moore and Brooke L. O'Brien, 343 Savannah Circle,
Calera, AL 35040.

Grantee's name and mailing address - Bryan Stewart and Erika Stewart, 343 Savannah Circle, Calera, AL 35040.

Property address - 343 Savannah Circle, Calera, AL 35040

Date of Sale - May 18, 2018.

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: May 18, 2018

Sign

Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/22/2018 01:06:04 PM
\$61.00 CHERRY
20180522000176820