

WARRANTY DEED

STATE OF ALABAMA
County of Shelby

Send Tax Notice To: Rosie C Moore
4436 Cahaba River Blvd
Vestavia Hills AL 35216

Know all men by these presents:

That in consideration of Ten Dollars (\$10.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Rosie C. Moore a married woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Rosie C Moore and Letessia Monique Penick (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 31-A. according to the Survey of Bent River Phase IV Resurvey #1, as recorded in Map Book 42, Page 41 A & B, in the Probate Office of Shelby County, Alabama.

This property is not the homestead of the grantor or her spouse.

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 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 I/We have hereunto set my/our hand(s) and seal(s), this 3 day of August,

Shelby County, AL 08/08/2018
State of Alabama
Deed Tax: \$146.50

2018

Rosie C Moore
Rosie C. Moore

STATE OF Alabama
COUNTY Shelby

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Rosie C. Moore 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 they executed the same voluntarily on the day the same bears date.

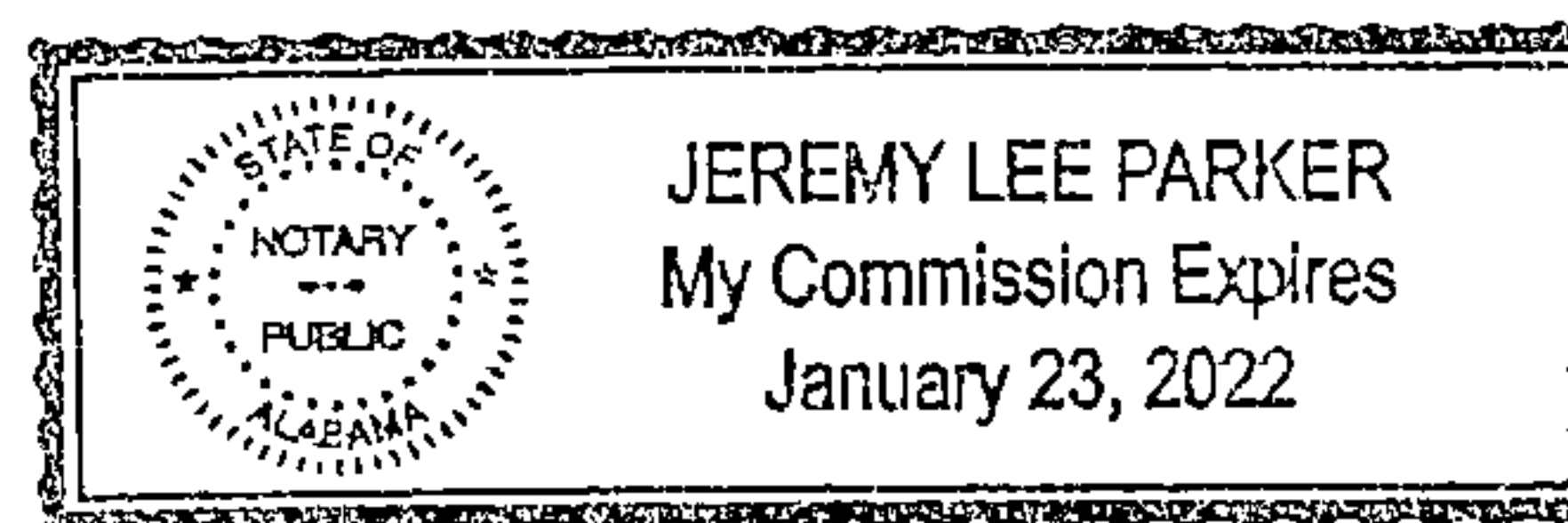
Given under my hand and official seal this 3 day of August, 20 18.

[Signature]

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Prepared by: Parker Law Firm, LLC
Jeremy L. Parker
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216



20180808000281840 2/3 \$167.50
Shelby Cnty Judge of Probate, AL
08/08/2018 08:08:33 AM FILED/CERT

