

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, I, **JANET S. MOORE, aka Janet Sue Charles Moore, a single woman** the undersigned Grantor, do grant, bargain, sell and convey my interest, to **JANET S. MOORE, as Trustee of the Janet Moore Living Trust**, Grantees, in and to the following described real property, situated in Shelby County, Alabama, viz:

Lot 170, according to the Survey of Phase I, Weatherly, Warwick Village Sector 17, as recorded in Map Book 20 page 86 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set back lines and rights of way, if any, of record.

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantee, her successors and assigns in fee simple, forever.

And I do, for myself and my heirs, executors and administrators, covenant with the said Grantee, her successors and assigns, that we are lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that I have a good right to sell and

convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, her successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set our hands and seals, this 27th day of November, 2018.

Janet S. Moore (SEAL)
JANET S. MOORE

STATE OF ALABAMA
COUNTY OF SHELBY

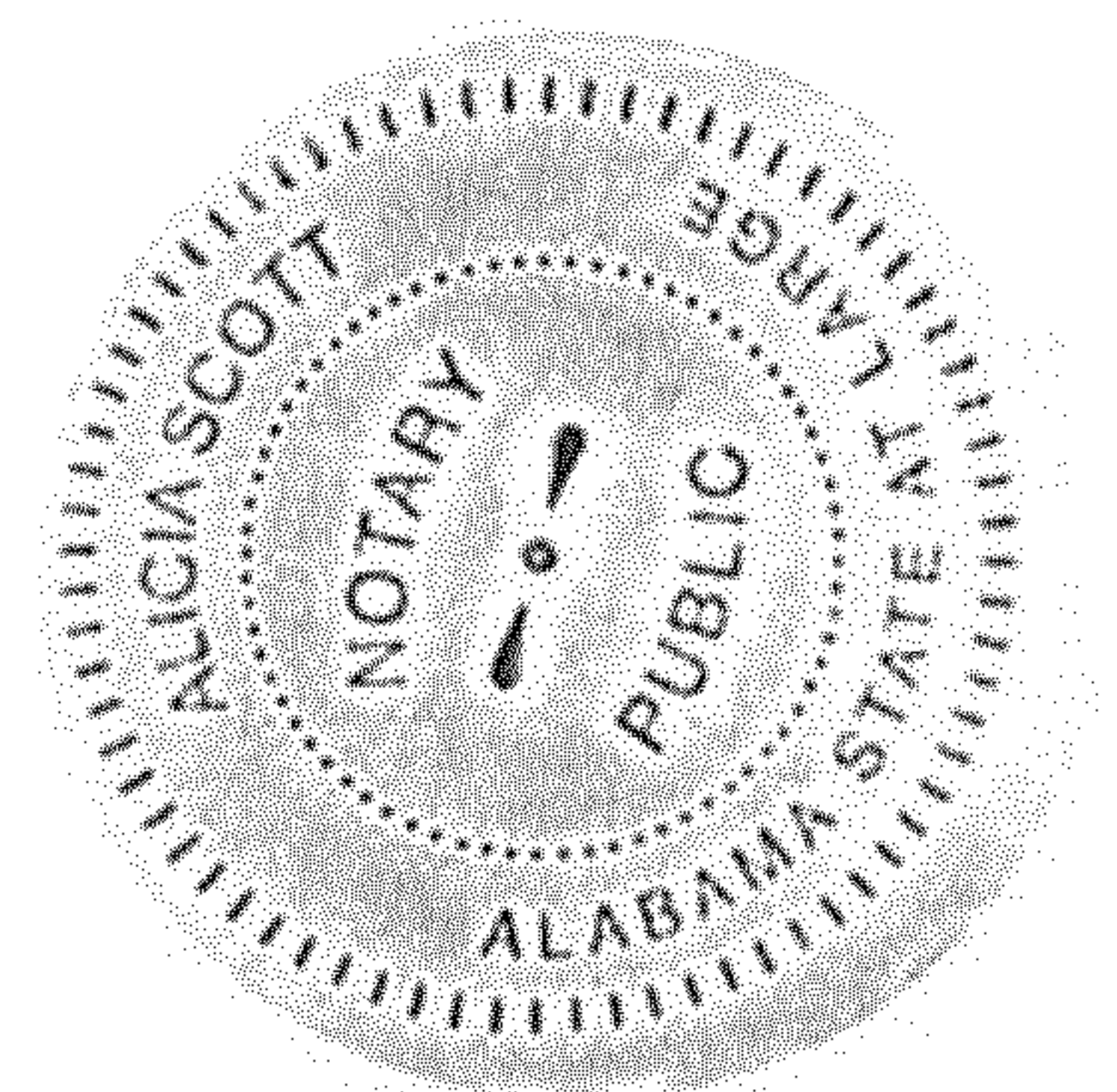
I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **JANET S. MOORE**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 27th day of November, 2018.

Alicia Scott
Notary Public

My Commission Expires
July 27, 2022

This Instrument was Prepared By:
Bradford & Holliman, LLC
John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124
Phone: (205) 663-0281
Fax: (205) 663-9464



Real Estate Sales Validation Form

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

Grantor's Name Janet S. Moore
 Mailing Address 911 Haddington Dale
 Pelham, AL 35124

Grantee's Name Janet S. Moore, TTEE of The
 Mailing Address Janet Moore Living Trust
 911 Haddington Dale
 Pelham, AL 35124

Property Address Parcel Number:
 14 9 31 3 001 104.000
 143 Warwick Circle
 Alabaster, AL 35007

Date of Sale November 27, 2018
 Total Purchase Price \$
 or
 Actual Value \$
 or
 Assessor's Market Value \$ 166,200.00

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 Tax Assessor
☐ 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 11/27/2018

Print John R. Holliman / AS

Unattested

Sign John R. Holliman / AS

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/27/2018 01:35:59 PM
 \$187.50 CHARITY
 20181127000415090

Allen S. Bayl