

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 306, ACCORDING TO THE FINAL PLAT HADDINGTON PARC AT BALLANTRAE, PHASE 1, AS RECORDED IN MAP BOOK 32, PAGE 12, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. SUCH STATE OF FACTS AS SHOWN ON SUBDIVISION PLAT RECORDED IN PLAT BOOK 32, PAGE 12.
2. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTEREST. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTEREST THAT ARE NOT LISTED.
3. BUILDING SETBACK LINE OF 15 FEET RESERVED FROM HADDINGTON DALE AS SHOWN BY RECORDED PLAT.
4. UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING A 5 FOOT EASEMENT WITHIN THE BUILDING SET BACK LINE.

5. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET OUT IN INST. #20031001000660230, IN THE PROBATE OFFICE, BUT OMITTING, ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.
6. COVENANT FOR STORM WATER RUNOFF RECORDED AS INST. #20031016000693510, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. RELEASE OF DAMAGES, SINKHOLES, AND CERTAIN RESTRICTIONS AND LIMITATIONS AS SET OUT IN INT. #20031016000693510, IN SAID PROBATE OFFICE.
8. ARTICLES OF INCORPORATION OF BALLANTRAE RESIDENTIAL ASSOCIATION RECORDED IN INST. #2003-66776, IN SAID PROBATE OFFICE.
9. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 32, PAGE 12, IN SAID PROBATE OFFICE.

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.

This property remains the Homestead of the Grantee.

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

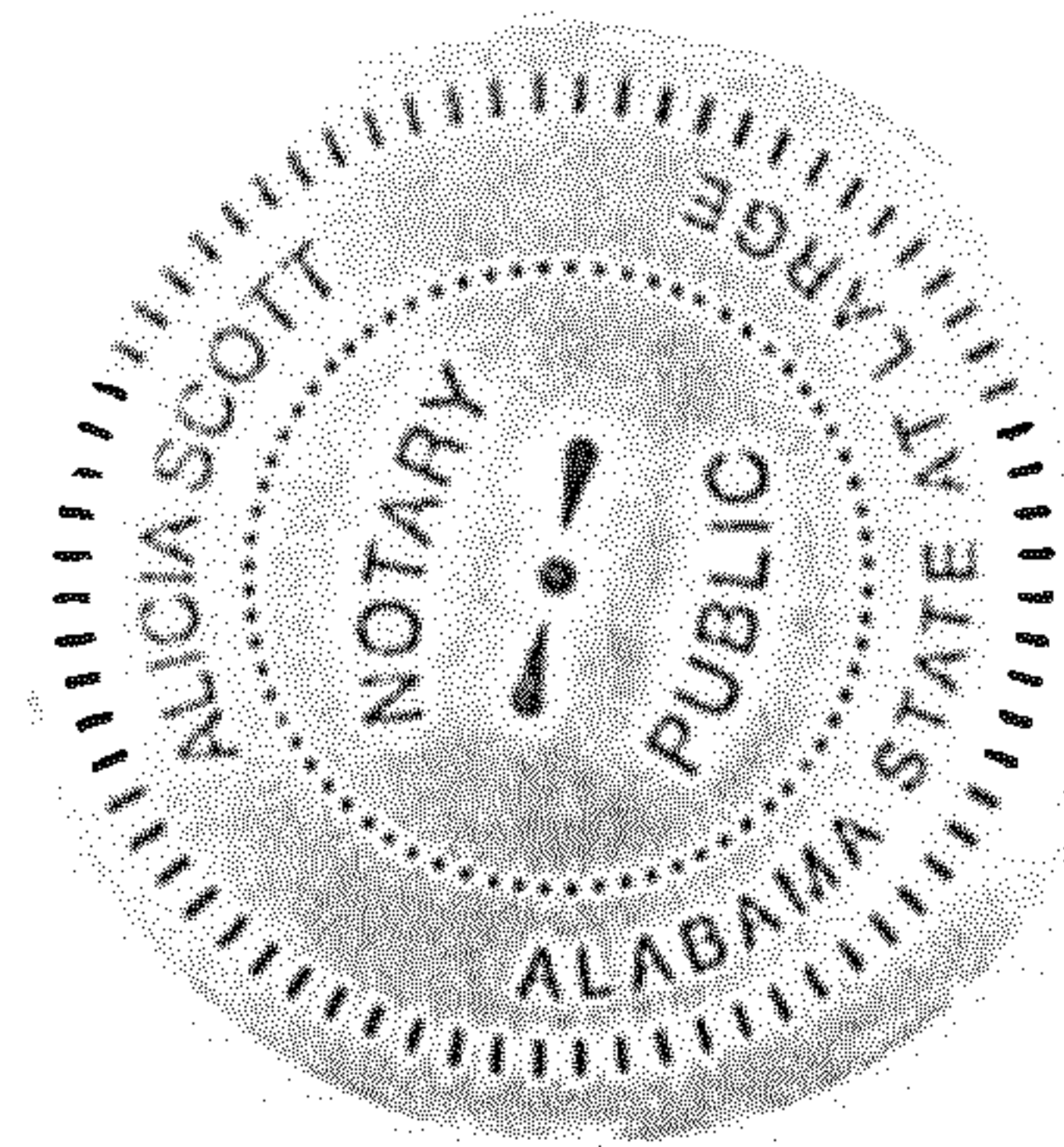
I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **JANET S. MOORE**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed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



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 8 28 3 002 006.000
911 Haddington Dale
Pelham, AL 35124

Date of Sale November 27, 2018
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 243,800.00

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 01:48:47 PM
\$268.00 CHARITY
20181127000415140

Allen S. Boyd