

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Clifford Moore
PO Box 265
Wilsonville, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWENTY TWO THOUSAND SEVEN HUNDRED TEN DOLLARS and zero cents (\$22,710.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Clifford Gene Moore, a married man (herein referred to as Grantor)** grant, bargain, sell and convey unto **Clifford Gene Moore and Dianne Moore (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION


SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2019.
2. Easements, restrictions, rights of way, and permits of record.
3. Property constitutes no part of the homestead of the Grantor herein or his 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of December, 2018.

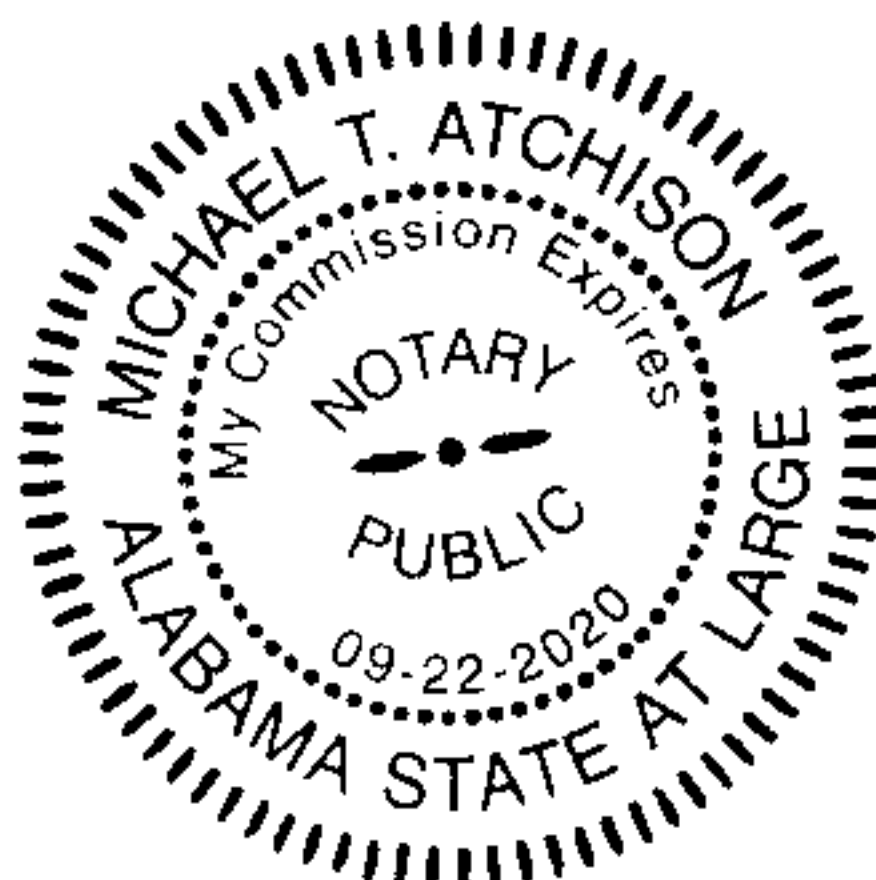



Clifford Gene Moore

STATE OF ALABAMA)
COUNTY OF SHELBY)


I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Clifford Gene Moore** whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of December, 2018.





Notary Public
My Commission Expires: 9/22/2020



20190103000002110 1/3 \$44.00
Shelby Cnty Judge of Probate: AL
01/03/2019 10:27:21 AM FILED/CERT

Shelby County, AL 01/03/2019
State of Alabama
Deed Tax: \$23.00

EXHIBIT A – LEAGAL DESCRIPTION

Lot 18 and 19 of the Quail Estates Subdivision as recorded in Map Book 26, Page 73, Probate Office Shelby County, Alabama.

Part of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 10, Township 21 South, Range 1 East, being described as follows, all the above $\frac{1}{4}$ - $\frac{1}{4}$ section lying North of Lot 19 of the Quail Estates Subdivision as recorded in Map Book 26, Page 73, Probate Office Shelby County, Alabama and West of property described in Instrument # 2000, Page 397-9, Probate Office Shelby County, Alabama and East of Shelby County Highway # 7 and South of Shelby County Highway #9 (Old Chapel Church Road). Being Parcel # 58-20-2-10-1-001-006.001 in the 2018 Shelby County Tax Records.


20190103000002110 2/3 \$44.00
Shelby Cnty Judge of Probate, AL
01/03/2019 10:27:21 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Clifford Gene Moore
Mailing Address PO Box 265
Wilsonville, AL 35186

Grantee's Name Clifford Gene Moore
Mailing Address PO Box 265
Wilsonville, AL 35186

Property Address _____
Newark
Shelby County

Date of Sale 28 Dec 2018
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 22,710.00

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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other 1/2 tax assessor's value

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 12-28-18

Print Clifford Gene Moore

☐ Unattested _____
(verified by)

Sign Clifford Gene Moore
(Grantor/Grantee/Owner/Agent) circle one