

20190115000016380

01/15/2019 01:44:11 PM

DEEDS 1/3

**This instrument was prepared by:**

Joshua L. Hartman  
P. O. Box 846  
Birmingham, Alabama 35201

**Send Tax Notice To:**

Chuawana Houston Abdulhaqq  
  
152 Mayfair Lane  
Calera, AL 35040

**WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

That in consideration of One Hundred Thirty-Three Thousand Nine Hundred and 00/100 (\$133,900.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Jarrett Moore** and wife, **Robin L. King Moore**, do hereby grant, bargain, sell and convey unto **Chuawana Houston Abdulhaqq** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

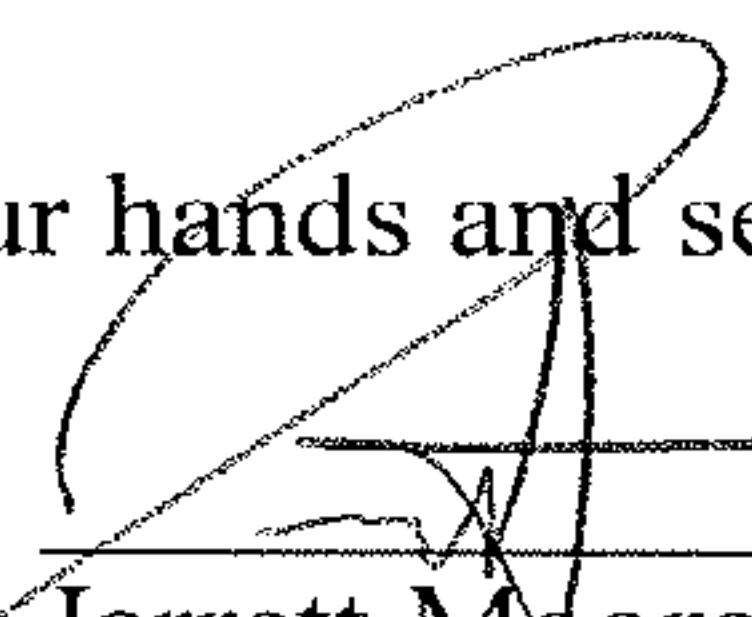

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

\$129,883.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 14th day of January, 2019.

  
\_\_\_\_\_  
Jarrett Moore  
  
\_\_\_\_\_  
Robin L. King Moore

STATE OF ALABAMA )

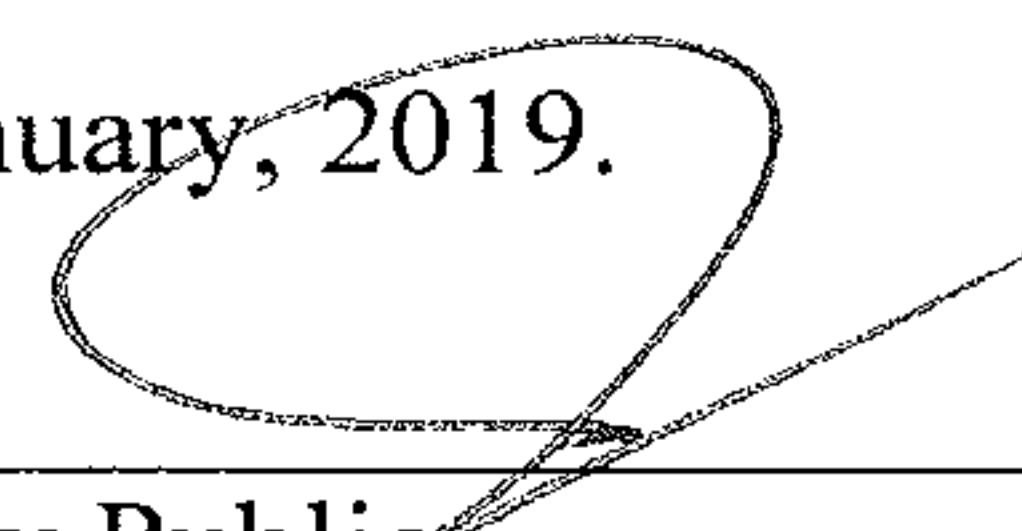
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jarrett Moore** and wife, **Robin L. King Moore**, whose names are signed to the foregoing conveyance and who 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 14th day of January, 2019.

My Commission Expires: 3/19/20

JOSHUA LOUIS HARTMAN  
Notary Public, Alabama State At Large  
My Commission Expires March 19, 2020

  
\_\_\_\_\_  
Notary Public

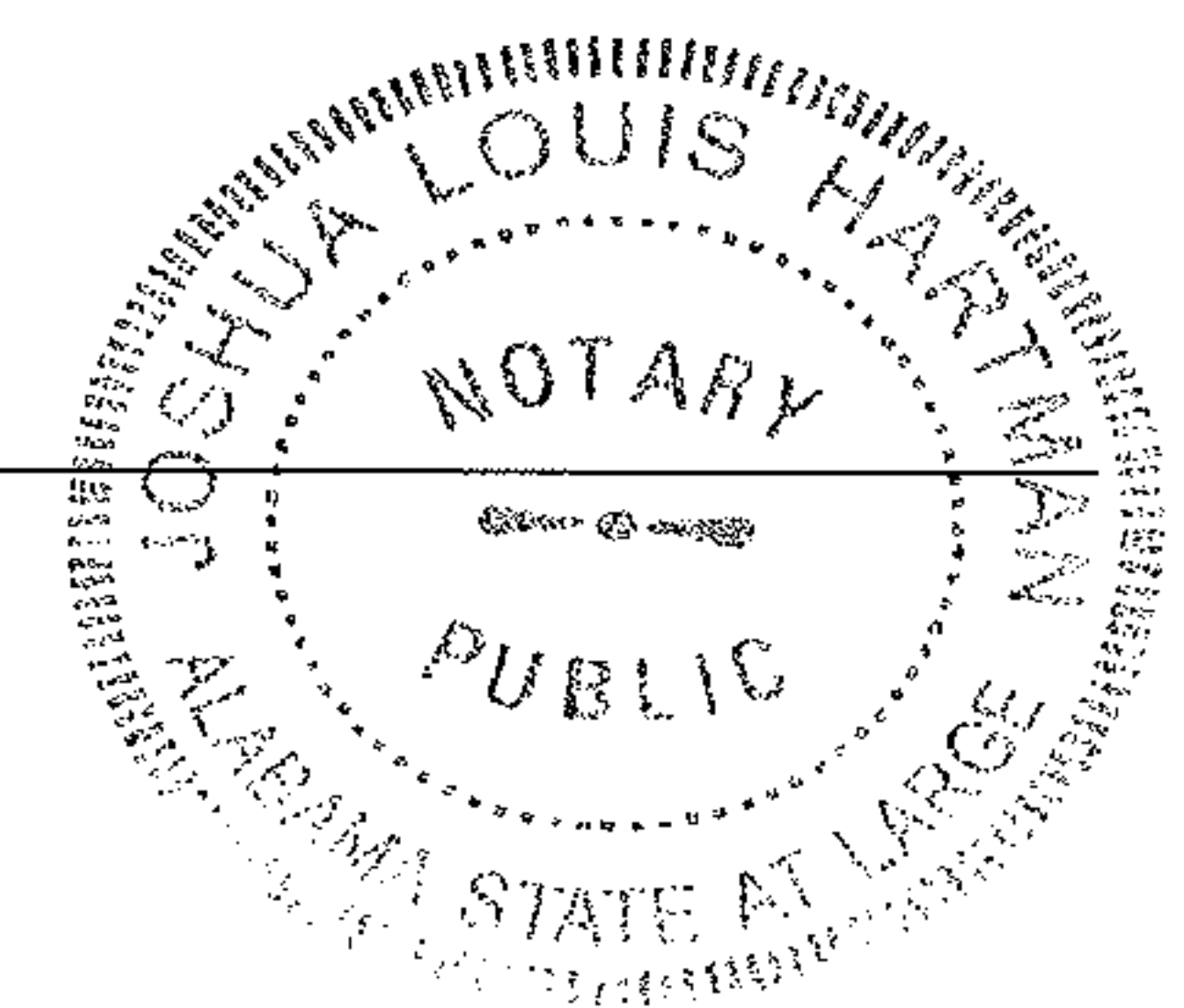


EXHIBIT "A"

LEGAL DESCRIPTION

Lot 211-B, according to the Amended Map of Final Plat of Camden Cove, Sector 6, as recorded in Map Book 30, Page 54, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable; (2) Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property as shown by instruments recorded in Instrument No. 1999-10604 in Probate Office; (3) Restrictions, public utility easements and building setback lines as shown on recorded plat; (4) Oil and gas lease to Atlantic Richfield Company as recorded in Deed Book 321, Page 626; (5) Terms and conditions as set forth in the Articles of Incorporation of Camden Cove Residential Association, Inc. as recorded in Instrument No. 1999-44267 and amended in Instrument No. 20050708000342340, together with all rules and regulations promulgated pursuant thereto or which may be imposed from time to time by said Association; (6) Easement to Alabama Power Company as recorded in Deed Book 48, Page 589, in the Probate Office of Shelby County, Alabama; (7) Permit to Alabama Power Company as recorded in Deed Book 247, Page 839; (8) Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 2002-39462, in the Probate Office of Shelby County, Alabama; (9) Restrictive covenants and grant of land easement in favor of Alabama Power Company as recorded in Instrument No. 1999-22218; (10) Restrictive Covenants and Grant of Land Easement in favor of Alabama Power Company as recorded in Instrument No. 20040910000504420 as recorded in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Jarrett Moore
Mailing Address 152 Mayfair Lane Calera, AL 35040
Grantee's Name Chuawana Houston Abdulhaqq
Mailing Address 152 Mayfair Lane Calera, AL 35040
Property Address 152 Mayfair Lane Calera, AL 35040
Date of Sale January 14, 2019
Total Purchase Price or Actual Value \$133,900.00
or Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/15/2019 01:44:11 PM
\$25.50 CHERRY
20190115000016380

Allen S. Boyd

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

- Bill of Sale
Sales Contract
Closing Statement (checked)
Appraisal
Other

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 January 14, 2019

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one