



20190125000027230 1/3 \$65.50
Shelby Cnty Judge of Probate, AL
01/25/2019 02:56:52 PM FILED/CERT

After Recording, Mail To:

William E. and Dorothy W. Moore
32 Southern Hills Way
Calera, AL 35040

This Document Prepared By:

WILLIAM G. NOLAN
Attorney at Law
Nolan Elder Law, LLC
1232 Blue Ridge Blvd.
Hoover, Alabama 35226
205/390-0101

Assessor's Parcel Number: _____

QUITCLAIM DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE AND NO/100 DOLLAR (\$1.00), to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, WE,

WILLIAM E. MOORE and DOROTHY W. MOORE (ALSO KNOWN AS DOROTHY E. MOORE), the GRANTORS,

Whose mailing address is 32 Southern Hills Way, Calera, AL 35040;
hereby conveys and quitclaims to

WILLIAM E. MOORE, DOROTHY W. MOORE and JENNIFER ELIZABETH MOORE KEENER, as JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, the GRANTEES,

Whose mailing addresses are 32 Southern Hills Way, Calera, AL 35040; and 783 Highland Manor Court, Hoover, AL 35226

All of their undivided interest in and to THE FOLLOWING described real property situate in Shelby County, **Alabama**, to wit:

Lot 55, according to the map and survey of Southern Hills, as recorded in Map Book 7, Page 72, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

COMMONLY known as: 32 Southern Hills Way, Calera, AL 35040

TO have and to hold to the said grantee and grantee's assigns forever.

The land described herein (You must make a selection):

 X is homestead property of the said grantor

 is **NOT** homestead property of the said grantor

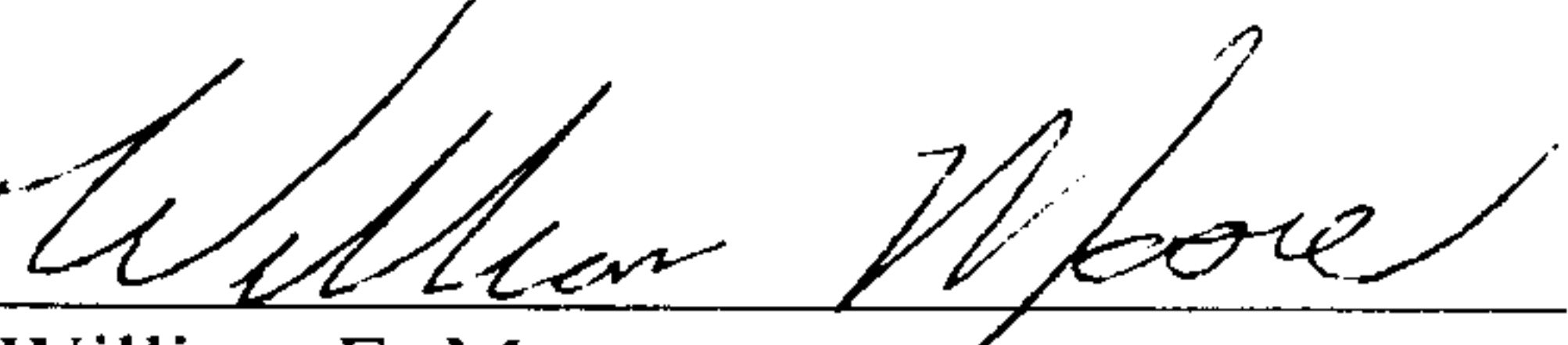
Shelby County, AL 01/25/2019
State of Alabama
Deed Tax: \$42.50


SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

NOTE: This Deed has been prepared without the benefit of a survey, a title examination or title binder, none of which were requested or performed by either the Grantor or the Grantee, and all information contained herein has been provided by the Grantor and Grantee.


Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 5 day of December 2018.


William E. Moore


Dorothy W. Moore

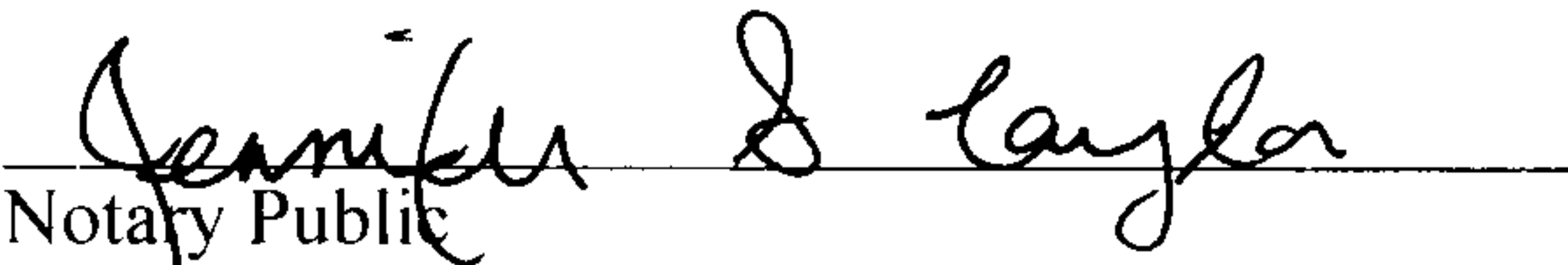
STATE OF ALABAMA)
JEFFERSON COUNTY)

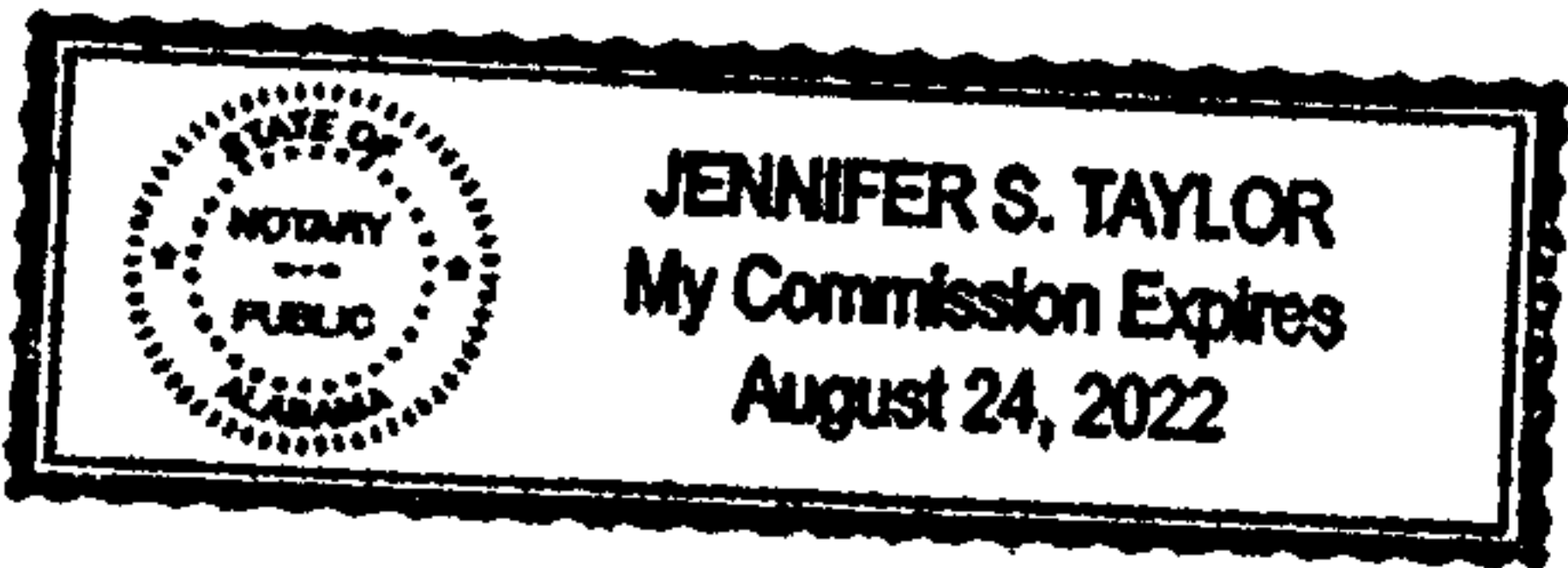

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ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William E. Moore and Dorothy W. 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 this conveyance, they executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this 5 day of December 2018.


Notary Public
My Commission Expires: _____



Real Estate Sales Validation Form

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

Grantor's Name William E. Moore and Dorothy W. Moore
Mailing Address 32 Southern Hills Way
Calera, AL 35040

Grantee's Name William E. Moore, Dorothy W. Moore AND Jennifer Elizabeth Moore Keener
Mailing Address 32 Southern Hills Way, Calera AL 35040
AND
783 Highland Manor Court, Hoover, AL 35226

Property Address 32 Southern Hills Way
Calera, AL 35040

Date of Sale 12/5/2018

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 127,500 1/3 \$42,500



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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 ☐ Shelby County Tax Portal
☐ 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 12/5/2018

Print Jennifer S. Taylor

Unattested
(verified by)

Sign Jennifer S. Taylor
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1