

20190312000078260
03/12/2019 08:12:41 AM
DEEDS 1/2

Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Joseph S Moore
Karol Ann Moore
234 Southern Hills Drive
Calera, AL 35040

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Thirty Nine Thousand Dollars and No Cents (\$39,000.00) the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Brian K Smith, a married person, this does not constitute the homestead property of the Grantor or his spouse, whose mailing address is:

697 Hwy 333 Columbiana, AL 35051

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Joseph S Moore and Karol Ann Moore, whose mailing address is:

234 Southern Hills Drive Calera, AL 35040

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 1322 Highway 47 ., Columbiana, AL 35051 to-wit:

A part of Lot 1, Weaver Farms, as recorded in the Office of the Judge of Probate in Shelby County, Alabama, as recorded in Map Book 13, Page 38, and being more particularly described as follows: Beginning at the NE corner of Lot 1 of Weaver Farms as recorded in the Office of the Judge of Probate in Shelby County, Alabama; thence run West along said North line of said Lot 1 a distance of 340.06 feet; thence turn an angle of 89 degrees 50 minutes 56 seconds left and run a distance of 701.02 feet; thence turn an angle of 125 degrees 17 minutes 52 seconds left and run a distance of 568.72 feet; thence turn an angle of 73 degrees 05 minutes 31 seconds left and run a distance of 393.9 feet to the point of beginning.

Together with all rights acquired by Weaver Land Company, Inc. by virtue of permit by and between Alabama Gas Corporation and Weaver Land Company, Inc. dated 02/13/1989, and recorded in Real Record 226, Page 469, in Probate Office.

Together with and subject to that certain easement as recorded in Instrument #20110121000021650 and as recorded in Instrument #20110630000191230, in Probate Office.

Subject to: All easements, restrictions and rights of way of record.

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 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, that 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 warrants and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 8th day of March, 2019.

Brian K Smith
Brian K Smith

State of Alabama
County of Jefferson

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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brian K Smith, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the 8th day of March, 2019.



Notary Public, State of Alabama


Printed Name of Notary
My Commission Expires: 12/29/2021

LORI FARLEY
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
December 29, 2021



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/12/2019 08:12:41 AM
\$57.00 CHERRY
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