


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

  
20190409000115140 1/3 \$26.00  
Shelby Cnty Judge of Probate, AL  
04/09/2019 12:25:24 PM FILED/CERT

Send Tax Notice to:  
Robert W. Moore  
Jennie P. Moore  
10 Wood Dr  
Mendon MA 01756

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration Four thousand Five hundred twenty and no/100 Dollars (\$ 4,520.00), 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, **Bobby Lacey, a married man and Robert W. Moore II, a married man, (herein referred to as Grantor)** grant, bargain, sell and convey unto **Robert W. Moore II and wife, Jennie P. 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.

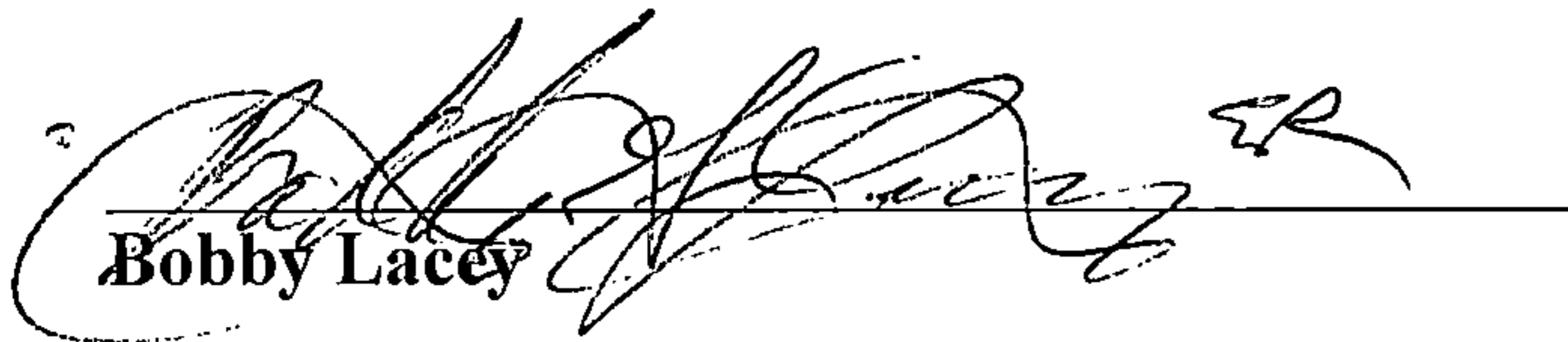
Grantors herein are all the known heirs of Ruby Lacey who was the only child of Jane Davis, Grantee in Deed Book 40, Page 485.

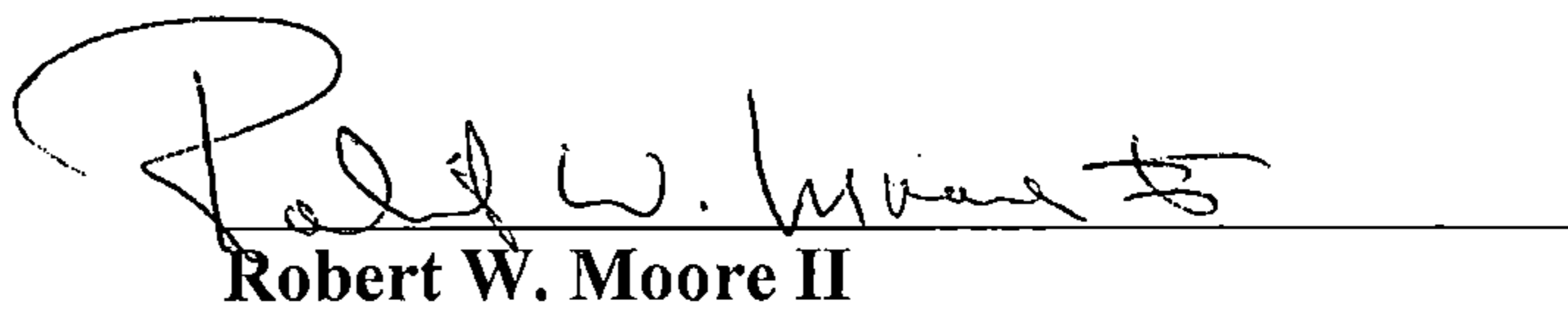
No part of the homestead of the Grantors herein or their spouses.

**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 9<sup>th</sup> day of April, 2019.

  
Bobby Lacey

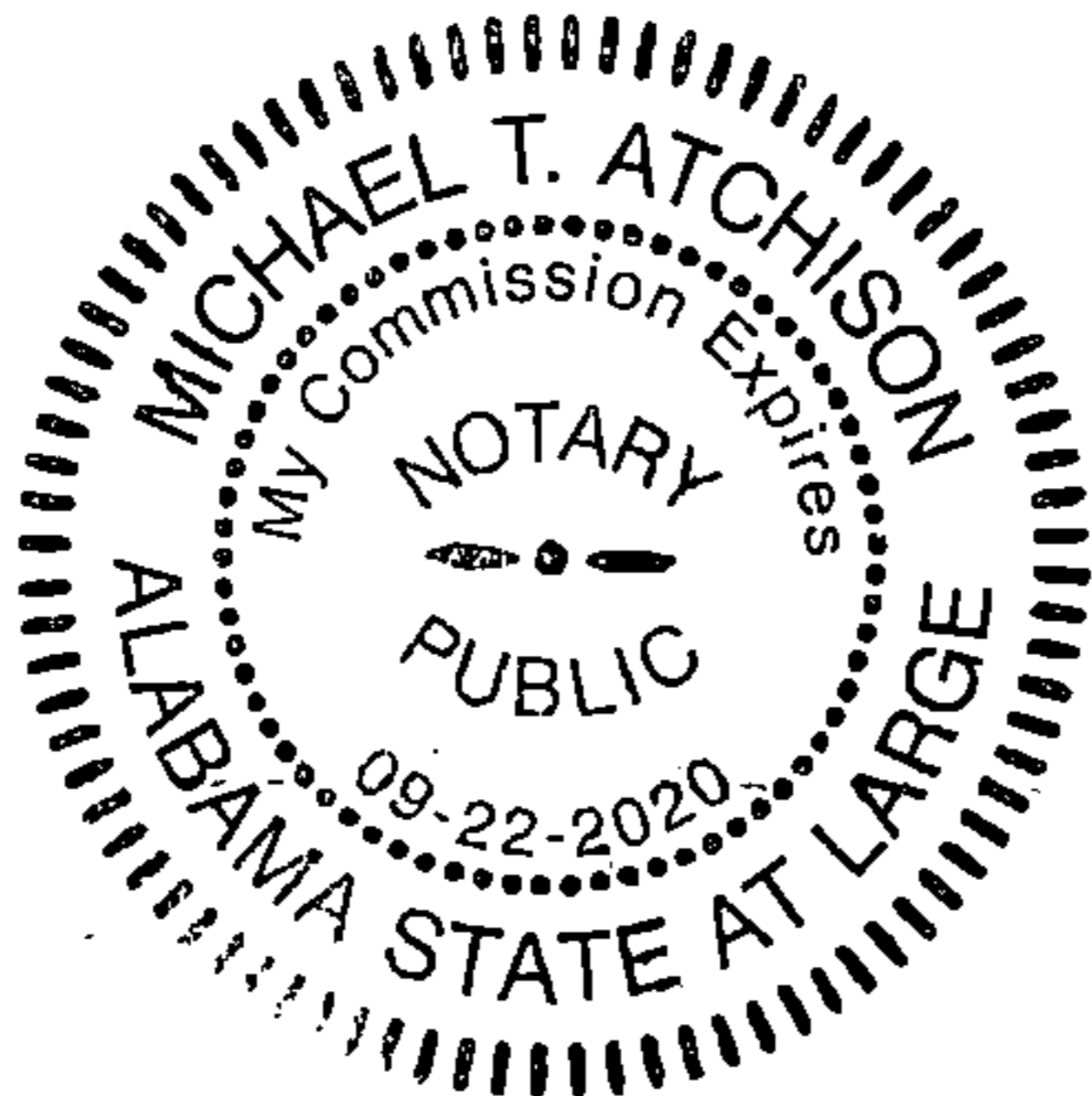
  
Robert W. Moore II

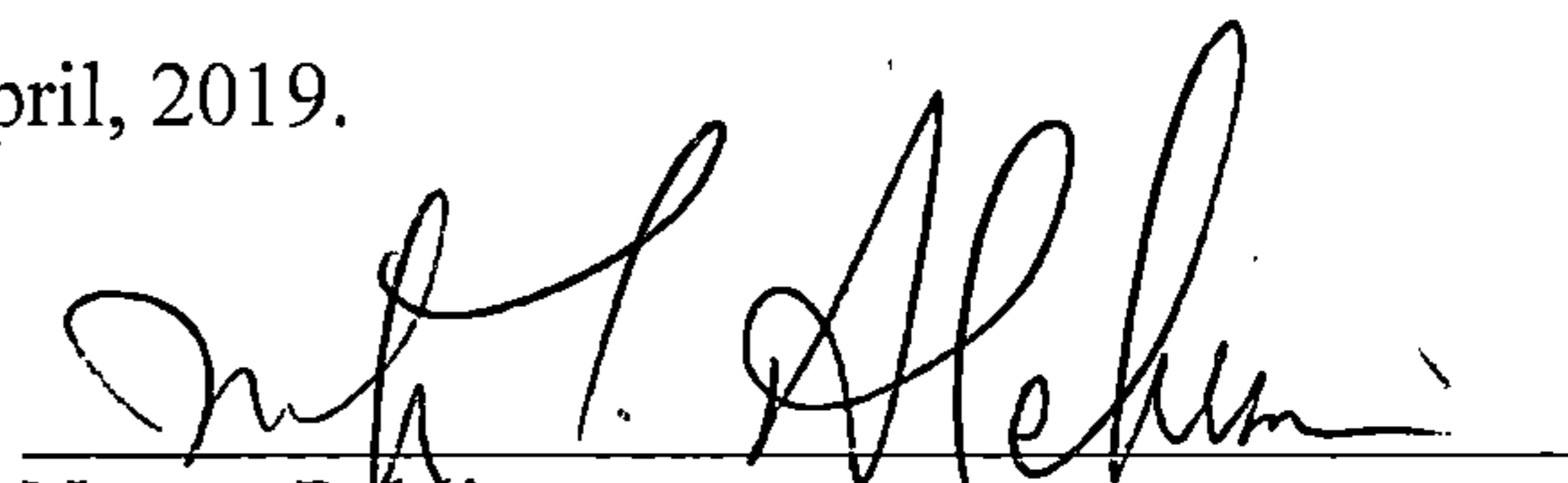
Shelby County, AL 04/09/2019  
State of Alabama  
Deed Tax: \$5.00

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Bobby Lacey and Robert W. Moore II, 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 9<sup>th</sup> day of April, 2019.



  
Notary Public  
My Commission Expires:



20190409000115140 2/3 \$26.00  
Shelby Cnty Judge of Probate, AL  
04/09/2019 12:25:24 PM FILED/CERT

**EXHIBIT A – LEGAL DESCRIPTION**

Commencing at a 1" Open End Pipe Found being locally accepted as the Northwest Corner of the NW1/4 of the SE1/4 of Section 23, T-21-S, R-1-W, Shelby County, Alabama and also the Northwest Corner of the James Strickland Property as recorded in Map Book 41 at Page 68 in the Office of Judge of Probate, Shelby County, Alabama; thence S87 12'30"E, 446.85 feet along the North Line of said NW1/4 of the SE1/4 of Section 23, T-21-S, R-1-W, Shelby County, Alabama to a 1" Open End Pipe Found at the Northeast Corner of said Strickland property and also being the Point of Beginning; thence continue S87 12'30"E, 357.95 feet along said quarter/quarter line and the South boundary of the Westervelt Company Property as recorded in Deed Book 193 at Page 41 in the Office of Judge of Probate, Shelby County, Alabama to a 1" Open End Pipe Found at the Northwest Corner of the John Reed Property as recorded in Real Book 13 at Page 77B in the Office of Judge of Probate, Shelby County, Alabama; thence S02 09'23"E, 168.00 feet along the West boundary of said Reed property to an Iron Rod Set (20694), thence continue S02 09'23"E, 106.60 feet along said Reed property to a 3" Open End Pipe Found on the North Boundary of the John Reed Property as recorded in Deed Book 247 at Page 71 in the Office of Judge of Probate, Shelby County, Alabama; thence N87 15'55"W, 344.94 feet along the North Boundary of said Reed property to an Iron Angle Found on the East Boundary of said Strickland property; thence thence N04 38'52"W, 108.35 feet along the East Boundary of said Strickland property to a 1" Open End Pipe Found; thence N04 57'50"W, 168.02 feet along the East boundary of said Strickland property to the point of beginning.

Said parcel of land lying in the NW1/4 of the SE1/4 of Section 23, T-21-S, R-1-W, Shelby County, Alabama and containing [2.21] acres more less.

# Real Estate Sales Validation Form

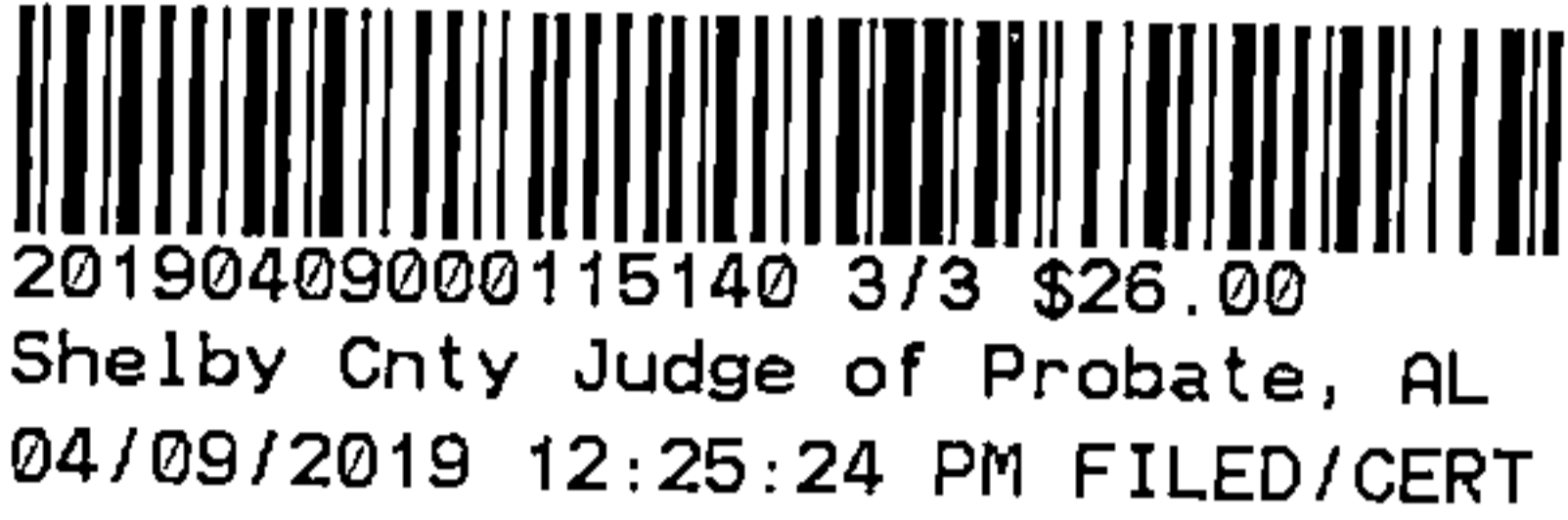
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Bobby Lacy  
Mailing Address 358 Turner Turn Rd  
Columbiana AL 35051

Grantee's Name Robert W. Moore  
Mailing Address 10 Wood Dr  
Menden Mass 01756

Property Address 113 Reed Road  
Columbiana AL 35051

Date of Sale 4-9-19  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 4,520.00



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 to clear title  
☐ 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 9 Apr 2019

Print Bobby Lacy

☐ Unattested

(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one