

STATE OF ALABAMA)  
COUNTY OF SHELBY)

**QUITCLAIM DEED WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS that RUSSELL WAYNE MOSLEY (a/k/a Russell Wayne Mosley, Sr.), the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable considerations hereby acknowledged to have been paid to the said Grantor by RUSSELL WAYNE MOSLEY, SR. and LINDA MOSLEY, hereinafter called the "Grantees", for and during their joint lives, and upon the death of either of them, then to the survivor, forever, together with every contingent remainder and right of reversion, an undivided one-half (1/2) interest in the following described real property situated in Shelby County, Alabama:

Lot 35, according to the Map or Survey of Indian Creek, Phase III, as recorded in Map Book 15, Page 74 in the Probate Office of Shelby County, Alabama.

THIS CONVEYANCE AND WARRANTIES HEREUNDER ARE MADE SUBJECT TO THE FOLLOWING:


All recording references referred to herein are in the Office of the Judge of Probate of the County in which the property is located.

TOGETHER WITH ALL AND SINGULAR the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the above described property unto said Grantees as tenants in common with right of survivorship, and upon the death of either of them, then the remainder to the survivor thereof and to the survivor's heirs and assigns, in fee simple forever

AND, except as to the above and the taxes hereafter falling due, the said Grantors, their heirs and assigns, hereby covenant with the said Grantee, its successors and assigns, that they are seized of an indefeasible estate in fee simple in and to said property; that they have a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; and that they do hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantee, against the lawful claims of all persons, whomsoever.

Shelby County, AL 07/01/2019  
State of Alabama  
Deed Tax: \$55.00

  
20190701000233320 1/4 \$79.00  
Shelby Cnty Judge of Probate, AL  
07/01/2019 09:43:18 AM FILED/CERT

Done this 7 day of May, 2019.

Russell Wayne Mosley Sr.  
RUSSELL WAYNE MOSLEY, SR.

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that RUSSELL WAYNE MOSLEY, SR., whose name is signed to the foregoing instrument and who is known to me, acknowledged before me that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this 7<sup>th</sup> day of May, 2019.

Ashley Christian  
Notary Public  
My commission expires: 2/26/23

GRANTOR'S ADDRESS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

GRANTEE'S ADDRESS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

THIS INSTRUMENT PREPARED WITHOUT  
BENEFIT OF SURVEY OR TITLE SEARCH BY:

JARED N. LYLES, P.C.  
Post Office Box 837  
Silverhill, Alabama 36576  
(251) 945-1492  
www.lyleslawfirm.com



20190701000233320 2/4 \$79.00  
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### CAUSE OF DEATH

ADPH HS E2/REV 01-16

Nicole Henderson Rushing  
State Registrar of Vital Statistics

# Real Estate Sales Validation Form

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

Grantor's Name Russell Mosley  
Mailing Address PO Box 325  
Stapleton AL 36578

Grantee's Name Linda Mosley  
Mailing Address PO Box 325  
Stapleton AL 36578

Property Address 124 Indian Landing Rd  
Pelham 35124

Date of Sale 5/7/19  
Total Purchase Price \$                     

or  
Actual Value \$                     

or  
Assessor's Market Value \$28,320 1/4 54,580

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

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 7/1/19

Print Russell Mosley

Sign Russell Mosley  
(Grantor/Grantee/Owner/Agent) circle one

X Unattested Laura Nelson  
(verified by)