


**This instrument prepared by:**  
**Wilson & Shelton, LLC**  
**P.O. Box 492**  
**Rainsville, Alabama 35986**  
**(256) 638-9701**

  
20190701000233680 1/3 \$231.00  
Shelby Cnty Judge of Probate, AL  
07/01/2019 11:29:55 AM FILED/CERT

Shelby County, AL 07/01/2019  
State of Alabama  
Deed Tax: \$209.00

**SOURCE OF TITLE:**  
**Instrument #: 20190507000152760**

**STATE OF ALABAMA            )**  
**)**  
**COUNTY OF SHELBY         )**

**SURVIVORSHIP DEED RESERVING LIFE ESTATE**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other considerations, to the undersigned grantor, in hand paid by the grantees herein below named, the receipt whereof is hereby acknowledged, **Marcia Moore**, a single woman, as grantor, does hereby grant, bargain, sell and convey unto **Keri R. Moore**, a single woman and **Jochua H. Edwards**, a single man, grantees, for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, reserving unto Grantor **Marcia L. Moore** a life estate in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 430, according to the Survey of Shelby Forest Estates, 4<sup>th</sup> Sector, as recorded in Map Book 26, Page 19, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:**

1. Taxes for the year beginning October 1, 2018 which constitute a lien but are not yet due and payable until October 1, 2019.
2. Declaration of Protective Covenants as recorded in Instrument 1998-41314, corrected by Scrivener's Affidavit recorded in Instrument 20090731000294280 in the Probate Office of Shelby County, Alabama.
3. Declaration of Protective Covenants as recorded in Instrument 1999-38774 in the Probate Office of Shelby County, Alabama.
4. Easement to Alabama Power Company recorded in Real 299, Page 370 and Instrument 1998-3347, in the Probate Office of Shelby County, Alabama.
5. Easement to South Central Bell, as recorded in Instrument 2000-5521, in the Probate Office of Shelby County, Alabama.
6. Building Set Back line(s) as shown by recorded map.
7. Easement(s) as shown by recorded map.

**ALSO SUBJECT TO:**

Mortgage to Redstone Federal Credit Union recorded in Instrument 20190507000152770 in the Probate Office of Shelby County, Alabama.

**GRANTOR MARCIA L. MOORE HEREBY SPECIFICALLY RESERVES A LIFE ESTATE IN AND TO THE CONVEYED PROPERTY.**

The description for this conveyance is provided by the parties. Unless evidenced by a separate title opinion, the preparer has rendered no opinion as to the accuracy of said description, the acreage included in said description, or the status of the title to the lands conveyed.

TO HAVE AND TO HOLD to the said grantees for, and during their joint lives, and upon the death of either of them then to the survivor of them in fee simple and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the grantor does for herself, her heirs, executors, and administrators covenant with the grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances; that he has a good right to sell and convey the same as aforesaid; that she will and her heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the grantor has hereunto set her hand and seal this 25<sup>th</sup> day of June, 2019.

Marcia Moore  
Marcia Moore


STATE OF ALABAMA     )  
                                      )  
COUNTY OF DEKALB    )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Marcia Moore, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25<sup>th</sup> day of June, 2019.

Lisa A. Wilson  
Notary Public

My Commission Expires: 2-29-2020

  
20190701000233680 2/3 \$231.00  
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# Real Estate Sales Validation Form

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

Grantor's Name Marcia Moore  
Mailing Address 395 Gurley Circle  
Section, AL 35771

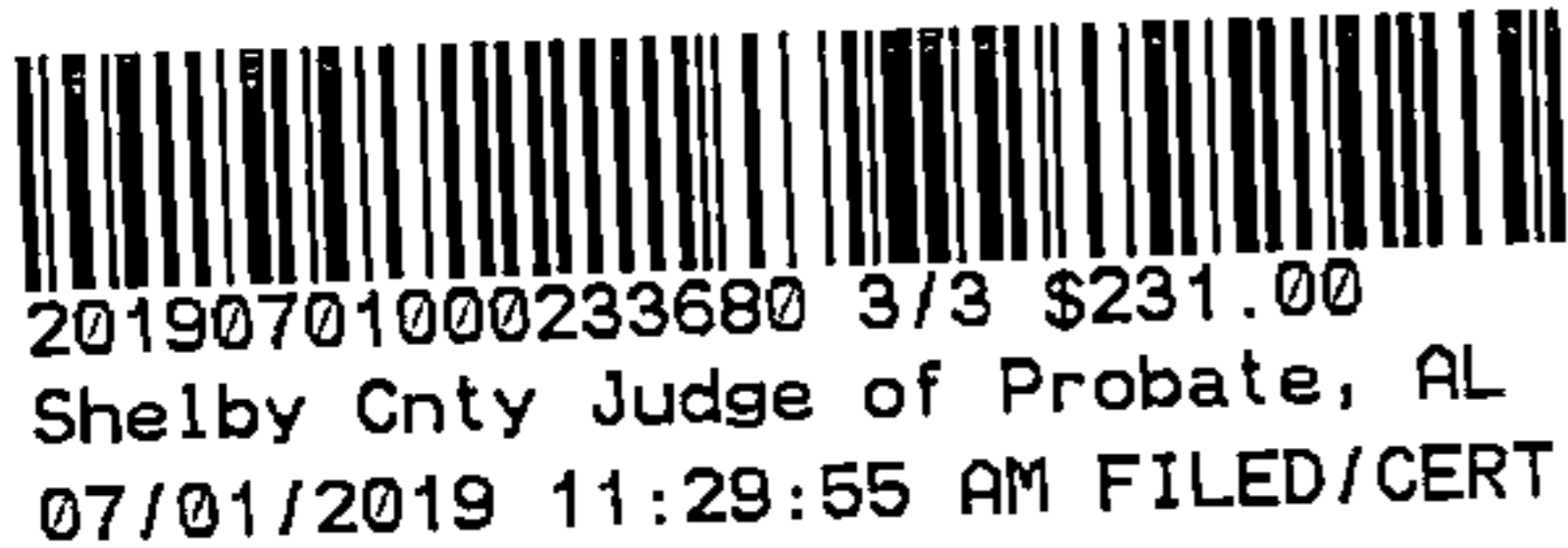
Grantee's Name Marcia Moore - Life Estate, Keri R.  
Mailing Address Moore , Jochua H. Edwards  
395 Gurley Circle  
Section, AL 35771

Property Address 912 Shelby Forest Way  
Chelsea, AL 35043

Date of Sale 06-25-2019  
Total Purchase Price \$                     

or  
Actual Value \$                     

or  
Assessor's Market Value \$ 208,700



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)

- |  |  |
|--|--|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal   |
| <input type="checkbox"/> Sales Contract    | <input type="checkbox"/> Other <u>                                    </u> |
| <input type="checkbox"/> 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 6/25/2019

Print Marcia Moore

Unattested *Rebecca Wilson*  
Notary Public (verified by)

Sign *Marcia Moore*  
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1