

SEND TAX NOTICE TO:  
Morgan K. Moore and COdy L. Moore  
3508 N Broken Bow Drive  
Birmingham, Alabama 35242

20190814000294140  
08/14/2019 08:14:23 AM  
DEEDS 1/3

This instrument was prepared by:  
Shannon E. Price, Esq.  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

**WARRANTY DEED**

STATE OF ALABAMA

Shelby COUNTY

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Two Hundred Sixty Thousand dollars & no cents (\$260,000.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **David Andrew Harrison and Caleigh Bolt Harrison, husband and wife** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Morgan K. Moore and Cody L Moore** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 8, BLOCK 1, ACCORDING TO THE SURVEY OF BROKEN BOW, AS RECORDED IN MAP BOOK 7, PAGE 145, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$247,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2019 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 7, Page 145.

Building setback line of 35 feet reserved from Broken Bow Lane as shown by plat.

Public utility easements as shown by recorded plat, including 59 feet on southerly side.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Misc Book 30, Page 957; Misc Book 44, pages 154-159 in the Probate Office of Shelby County, Alabama.

Transmission line permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 271, page 546 in Probate Office.

Easement(s) to South Central Bell as shown by instrument recorded in Deed Book 320 page 916 and Deed Book 333, page 935 in Probate Office.

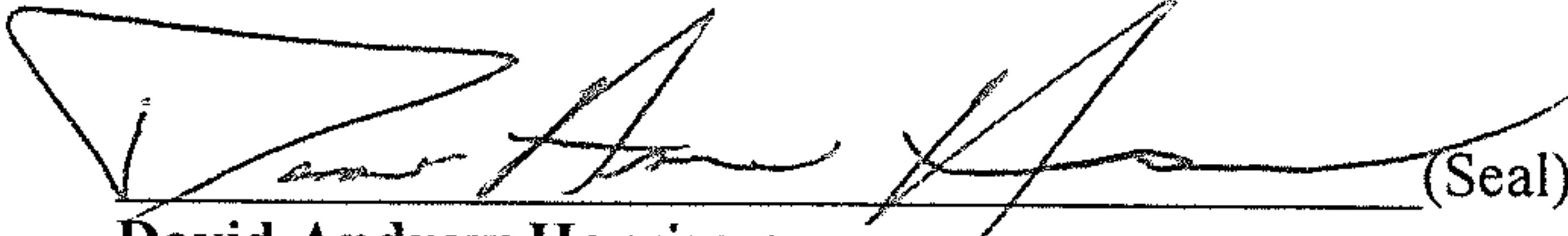

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 81, Page 171.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this August 9, 2019 .

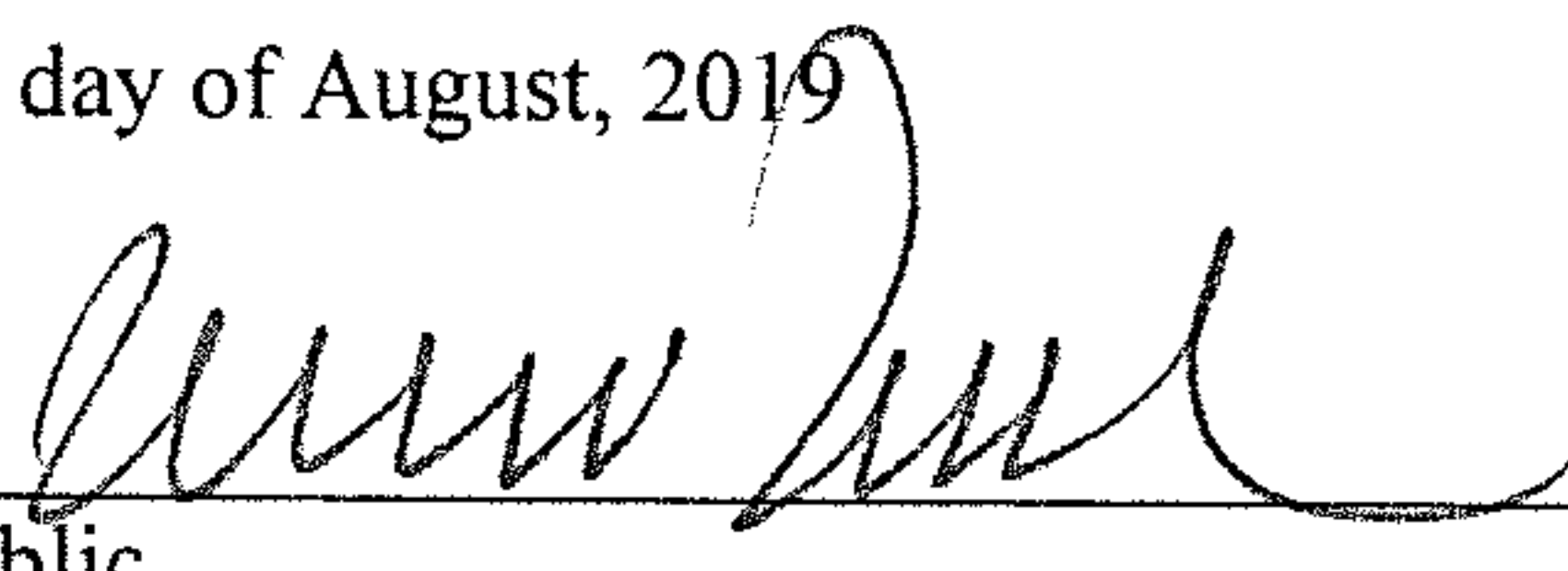
 (Seal)  
 David Andrew Harrison  
 (Seal)  
 Caleigh Bolt Harrison

STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **David Andrew Harrison and Caleigh Bolt Harrison, husband and wife** , 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of August, 2019

  
 \_\_\_\_\_  
 Notary Public.

(Seal)

My Commission Expires: \_\_\_\_\_

WILLIAM PATRICK COCKRELL, II Notary Public, Alabama State At Large My Commission Expires Jan. 9, 2021
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Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name David Andrew Harrison and Caleigh Bolt Harrison

Grantee's Name Morgan K. Moore and Cody L Moore

Mailing Address 106 Sunrise Lane Westover, Alabama 35147
Property Address 3508 N Broken Bow Drive Birmingham, Alabama 35242

Mailing Address 3508 N Broken Bow Drive Birmingham, Alabama 35242

Date of Sale 08/09/2019

Total Purchase Price \$260,000.00

or

Actual Value

or

Assessor's Market Value

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
[X] 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's currency 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 responsibiliy of valuing proeprty 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).

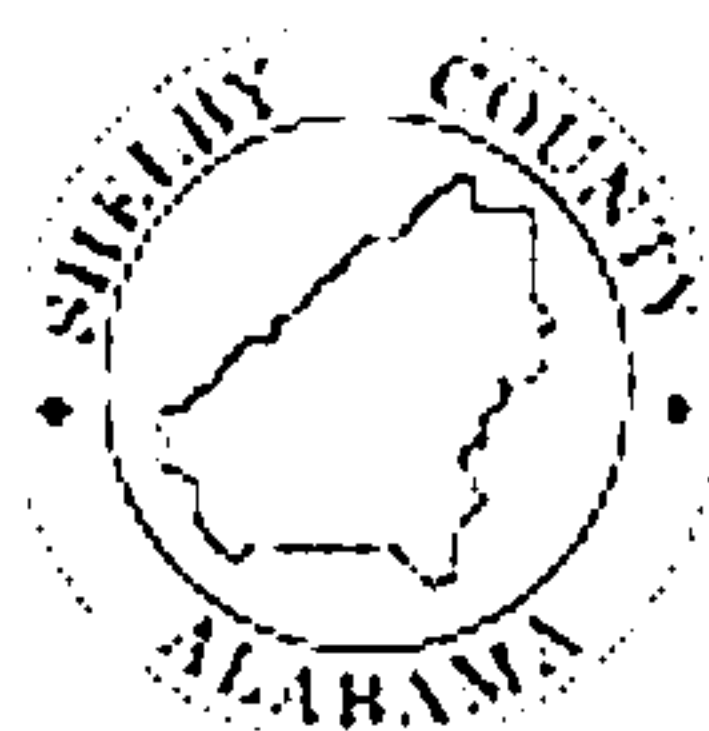
Date

Print Morgan K. Moore (with signature)

Unattested

(verified by) [Signature]

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/14/2019 08:14:23 AM
\$34.00 CHERRY
20190814000294140

Allen S. Bezel