

Document Prepared By:  
**Shannon R. Crull, P. C.**  
**3009 Firefighter Lane**  
**Birmingham, Alabama 35209**

Send Tax Notice To:  
**Michael Moats & Lisa Manly**  
*180 Highgate Hill Rd*  
*Indian Springs AL 35124*

**GENERAL WARRANTY DEED**  
**With Right of Survivorship**

**STATE OF ALABAMA** }  
**COUNTY OF SHELBY** } **KNOW ALL MEN BY THESE PRESENTS:**

THAT IN CONSIDERATION OF **Thirty-Two Thousand Eight Hundred Seventy-Nine Dollars and NO/100 (\$32,879.00)** to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **The Westervelt Company, Inc., a Delaware Corporation**, (herein referred to as grantor), grant, sell, bargain and convey unto, **Michael L. Moats and Lisa B. Manly** (herein referred to as grantees whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama to wit:

**Lot AA, in the Resubdivision of Tract A of Tract 39 Subdivision, as shown in Map Book 52, Page 6, in the Office of the Judge of Probate of Shelby County, Alabama.**

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$26,300.00 of the above consideration was secured by and through a purchase money mortgage closed herewith.

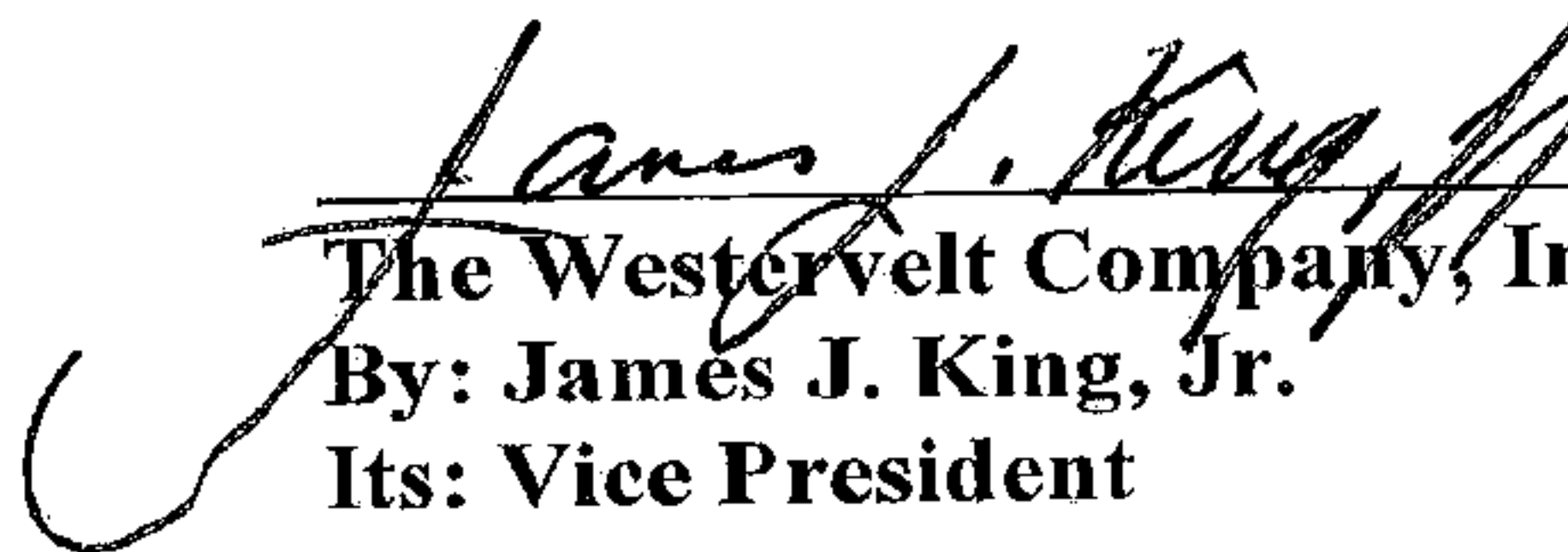
TO HAVE AND HOLD to the said grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And Grantor does for itself and for its successors and assigns covenant with the said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

It is specifically understood that Seller hereby reserves from the sale of the Property for itself and its successors and assigns, of all oil, gas, and minerals presently owned Seller located in, on, or under the Property, and all executive rights and other rights, including the right to convey or the right to execute leases with respect to the Seller's interest in any and all of said minerals, in, on, or under the Property to the extent reasonably necessary for exploring, drilling, mining, developing, producing, removing, transporting and owning said minerals.

M190479

IN WITNESS WHEREOF, the undersigned GRANTOR has hereunto set its hands and seals, this  
7<sup>th</sup> day of Feb, 2020.

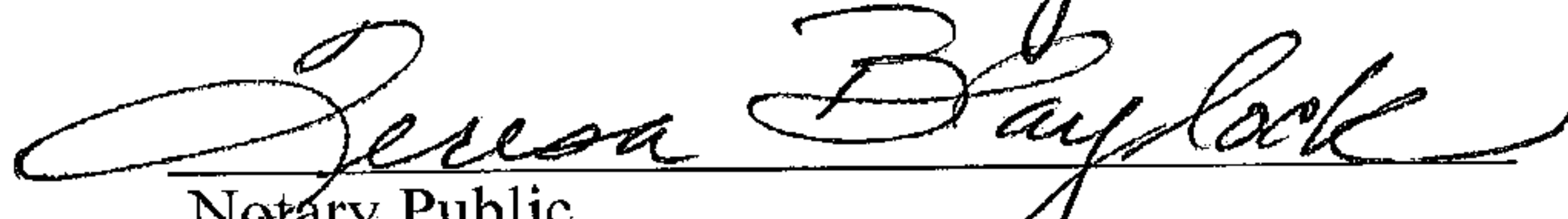
  
The Westervelt Company, Inc.  
By: James J. King, Jr.  
Its: Vice President

STATE OF Alabama  
COUNTY OF Escalosa

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that James J. King, Jr., whose name as Vice President of The Westervelt Company, Inc. is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily in his capacity as Vice President on the day the same bears date.

Given under my hand and official seal this the 7<sup>th</sup> day of February, 2020.

Notary Seal

  
Notary Public  
My commission expires: **MY COMMISSION EXPIRES DEC. 12, 2021**

## Real Estate Sales Validation Form

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

Grantor's Name The Westervelt Company Inc Grantee's Name Michael Moats +  
 Mailing Address 1400 Jack Warner Pkwy Mailing Address Lisa Manly  
Tuscaloosa, AL 35404 180 Highgate Hill Rd  
Indian Springs, AL 351

Property Address Reed Creek Rd Date of Sale 2-10-2020  
 Total Purchase Price \$ 32,879  
 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  
☐ 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 2-10-2020

Print

James Zofa

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 02/11/2020 10:19:55 AM  
 \$61.00 CHERRY  
 20200211000055920

James Zofa