

A MORTGAGE ENCUMBERING THE PROPERTY IS BEING FILED CONTEMPORANEOUSLY HERewith. GRANTEE IS REMITTING MORTGAGE RECORDING PRIVILEGE TAXES THAT EXCEEDS THE VALUE OF THE PROPERTY CONVEYED AND THEREFORE NO DEED TAX IS DUE.

**Send Tax Notice to:**

Ralph Moore and John Hendrix  
Post Office Box 1702  
Pelham, AL 35124

**This instrument prepared by, and  
record and return to:**

Matthew D. Evans  
400 Century Park South, Suite 100  
Birmingham, AL 35226  
(205) 251-8302

**20200401000128450**

**04/01/2020 03:51:14 PM**

**DEEDS 1/3**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

)

**Grantor's Name/Mailing**

**Address:**

Ralph Moore and John Hendrix  
Post Office Box 1702  
Pelham, AL 35124

**Grantee's Name/Mailing**

**Address:**

Ralph P. Moore and John O.  
Hendrix  
Post Office Box 1702  
Pelham, AL 35124

**Property address:**

Multiple lots located in Shelby  
County, Alabama

**Date of sale:** April 1, 2020

**Assessed value:**\$360,000.00

The purchase price or actual value claimed in this instrument can be verified in the following documentary evidence: ☐ Bill of Sale ☐ Sales Contract ☐ Closing Statement ☐ Appraisal  
☒ Other

**GENERAL WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS that **RALPH MOORE**, a married man, of the State of Alabama ("**Moore**") and **JOHN HENDRIX**, a married man, of the State of Alabama ("**Hendrix**") hereinafter each a "**Grantor**" and collectively the "**Grantors**", for the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby, subject to the terms, conditions, reservations, and exceptions hereinafter set forth, GRANT, BARGAIN, SELL, AND CONVEY unto **RALPH P. MOORE AND JOHN O. HENDRIX** (the "**Grantees**"), as **Tenants-in-Common**, all of such Grantors rights, title, and interest in the following described property situated, lying and being in the County of Shelby, State of Alabama, together with all rights, tenements, hereditaments, buildings, and appurtenances thereon or thereto belonging or in any way appertaining and being more particularly described as set forth on Exhibit A attached hereto (the "**Property**").

**EACH GRANTOR REPRESENTS THAT THE PROPERTY DOES NOT CONSTITUTE ANY PART OF THE HOMESTEAD OF SUCH GRANTOR OR THEIR SPOUSE.**

**TO HAVE AND TO HOLD** to Grantees, and their successors and assigns forever in fee simple, as Tenants-in-Common. Each Grantor, for itself and its successors and assigns, covenants with Grantees, and their successors and assigns, that each Grantor is lawfully seized in fee simple of the Property; that it is free from all encumbrances, unless otherwise noted above; that each Grantor has the right to sell and convey the same as aforesaid; and that the each Grantor, for itself and its successors and assigns, shall warrant and defend the same to the said Grantees, and their successors and assigns, forever, against the lawful claims of all persons claiming by, through, or under such Grantor, but not further or otherwise. Any and all warranties contained or implied herein are expressly limited to acts done or suffered by Grantors.

IN WITNESS WHEREOF, each Grantor has executed this conveyance to be effective  
as of April 1, 2020.

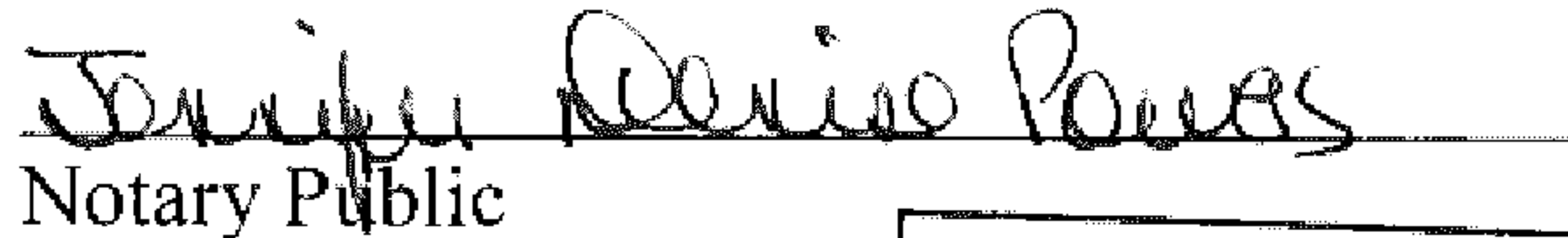
GRANTORS:

Ralph Moore, an Alabama resident



STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ralph 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, he, executed the same voluntarily on the day the same bears date. Given under my hand and official seal, this the 1 day of April, 2020.

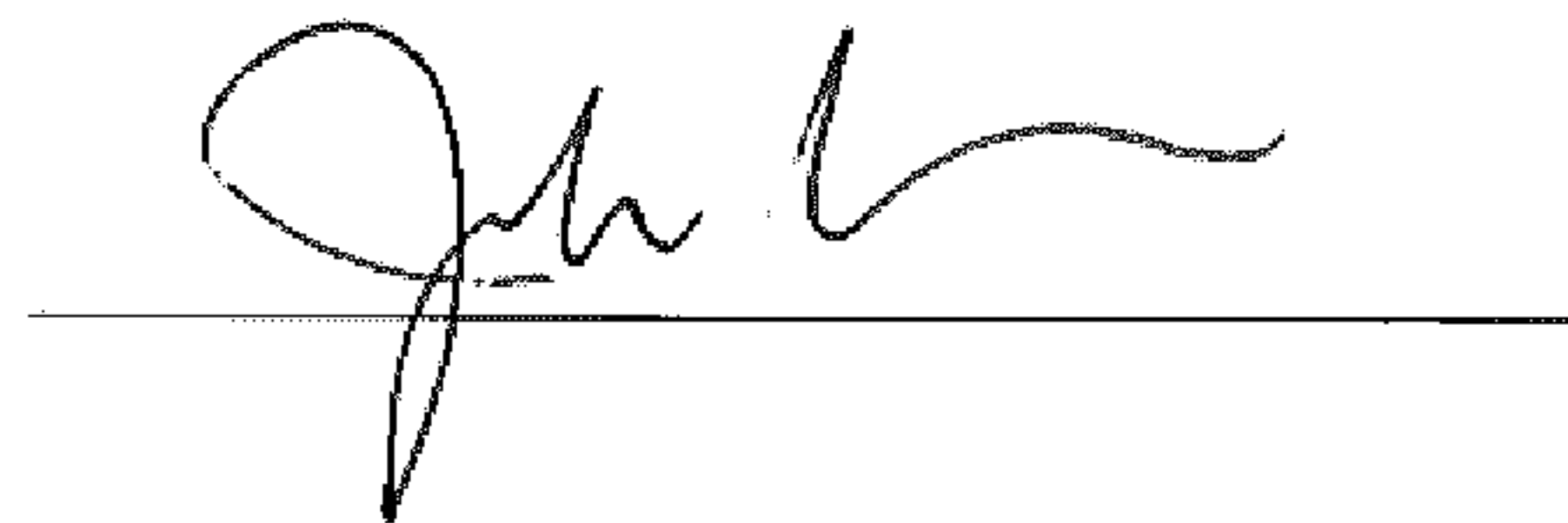


Notary Public

My Commission Expires:

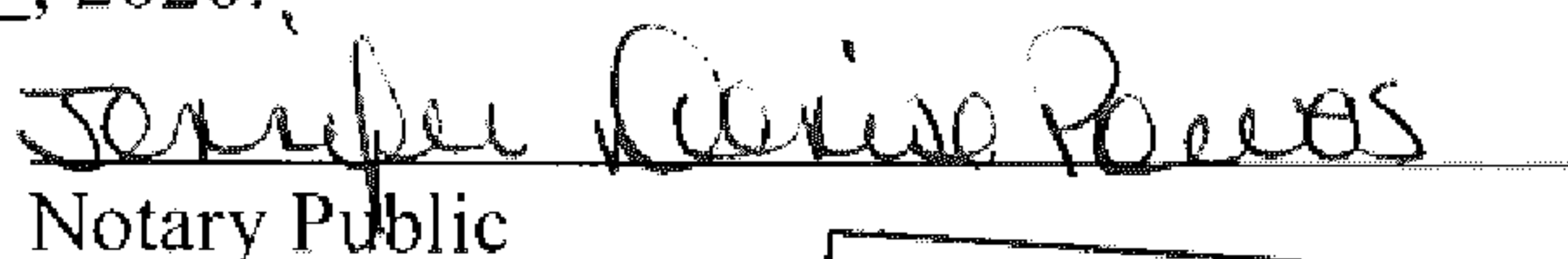
Jennifer Denise Powers  
Notary Public, Alabama State at Large  
My Commission Expires July 19, 2020

John Hendrix, an Alabama resident



STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John Hendrix, 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, he, executed the same voluntarily on the day the same bears date. Given under my hand and official seal, this the 1 day of April, 2020.



Notary Public

My Commission Expires:

Jennifer Denise Powers  
Notary Public, Alabama State at Large  
My Commission Expires July 19, 2020

**Legal Description of Property**

**PARCEL I:**

Lot 2-B, according to the Survey of The Cottages of Brook Highland, as recorded in Map Book 16, Page 129, in the Probate Office of Shelby County, Alabama.

**PARCEL II:**

Lot 72, according to the Survey of Broken Bow, First Addition, Second Phase, as recorded in Map Book 8, Page 139, in the Probate Office of Shelby County, Alabama.

**PARCEL III:**

Lot 26 B, according to the Survey of The Cottages of Brook Highland, as recorded in Map Book 16, Page 129, in the Probate Office of Shelby County, Alabama.

**PARCEL IV:**

Lot 16, in Block 1, according to the Survey of Kerry Downs, a Subdivision of Inverness, as recorded in Map Book 5, Page 135, in the Probate Office of Shelby County, Alabama.

**PARCEL V:**

Lot 51, according to the Survey of The Village at Brook Highland, as recorded in Map Book 24, Page 93, in the Probate Office of Shelby County, Alabama.

**PARCEL VI:**

Lot 30, according to the Amended Map of The Cottages at Southlake, as recorded in Map Book 16, Page 139, in the Probate Office of Shelby County, Alabama; together with an undivided interest in and to the "Common Area" as designated on the said record map.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/01/2020 03:51:14 PM  
\$29.00 CHARITY  
20200401000128450

*Allie S. Bayl*