

**This instrument prepared by:  
Stephen L. Sexton  
Sexton Miller, LLC  
1937 1<sup>st</sup> Avenue North, 1<sup>st</sup> Floor  
Birmingham, Alabama 35203**

**Send tax notice to:**  
**Michael Moore**  
**1205 16<sup>th</sup> Avenue South**  
**Birmingham, Al. 35203**

20200805000333440 1/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
08/05/2020 11:24:25 AM FILED/CERT

SHELBY COUNTY                   )         **Know All Men By These Presents,**  
  )

Lot 17, Block 3, according Resurvey of George's Subdivision of Keystone Sector Three as Recorded in Probate Office of Shelby County, Alabama, in Map Book 4, Page 33 situated in the Town of Alabaster, Shelby County, Alabama.

Subject to all easements, restrictions and rights of way of record and any outstanding mortgages or liens.

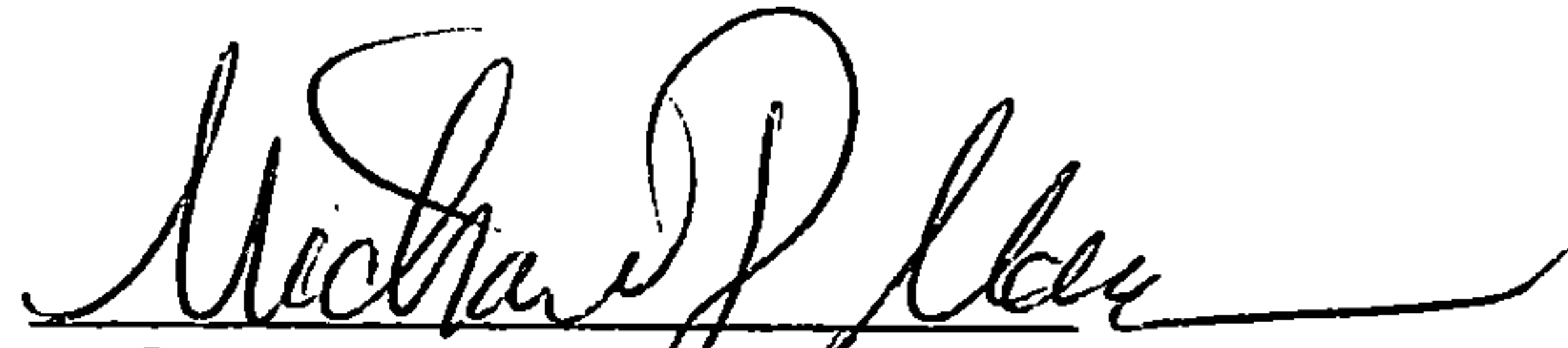
The Estate of Janice B. Connor does for itself and for its heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that the Estate is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that the Estate has a good right to sell and convey the same as aforesaid; that the Estate will and its heirs, executors and administrators


shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 4<sup>th</sup> day of August, 2020.

WITNESS:

\_\_\_\_\_

  
MICHAEL D. MOORE, AS PERSONAL  
REPRESENTATIVE OF THE ESTATE OF  
JANICE B. CONNOR

  
20200805000333440 2/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
08/05/2020 11:24:25 AM FILED/CERT

STATE OF ALABAMA            )  
  )  
SHELBY COUNTY                )     General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL D. MOORE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JANICE B. CONNOR, whose name is signed to the foregoing conveyance, and who is known to me, and being known to have the authority to act on behalf of the Estate of Janice B. Connor, acknowledged before me on this day, that, being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4<sup>th</sup> day of AUGUST, 2020.

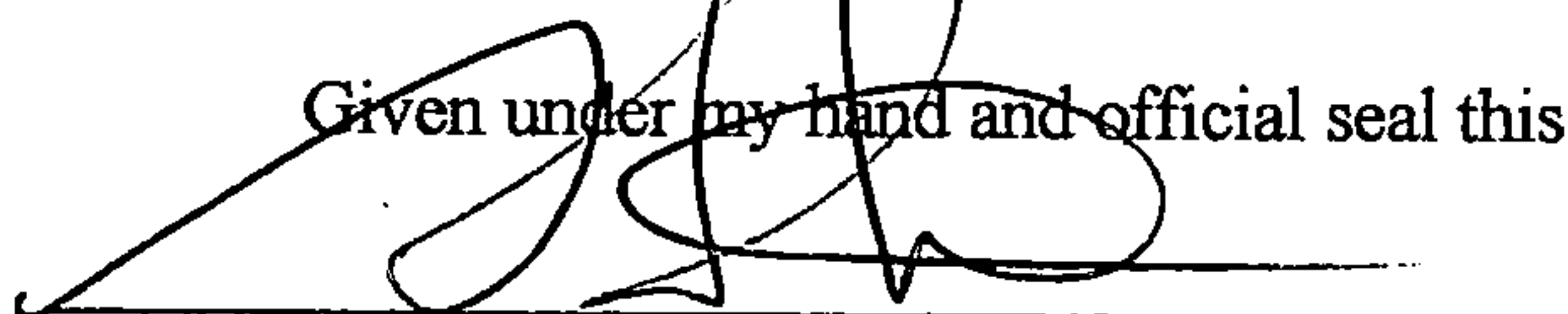
  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 5-25-2023

EXHIBIT A.

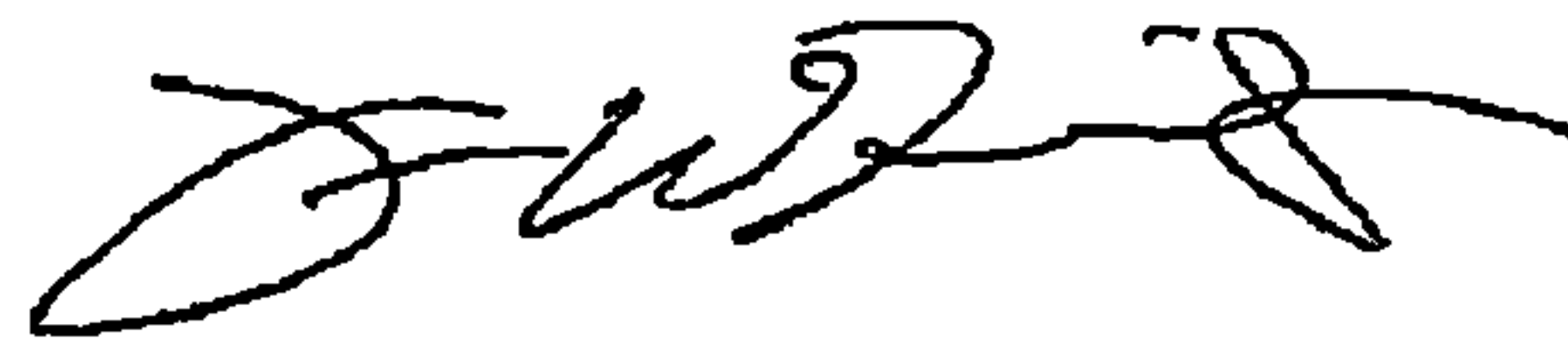
LETTERS TESTAMENTARY

THE STATE OF ALABAMA  
COURT OF PROBATE

SHELBY COUNTY  
CASE NO. PR-2016-000855

The Will of **JANICE B CONNOR**, having been duly admitted to record in said county, **LETTERS TESTAMENTARY** are hereby granted to **MICHAEL D MOORE**, the Personal Representative(s) named in said Will, who has duly qualified in compliance with the requisite of the law, and is authorized to administer such estate. Subject to the priorities stated in Ala. Code, §43-8-76 (1975, as amended), the said Personal Representative(s), acting prudently for the benefit of interested persons, have all the powers, without limitation, authorized in transactions under Ala. Code, §43-2-843 (1975, as amended), unless expressly modified in the Will and subject to the following restrictions: If the estate is to receive funds from litigation, judgments or settlements, the Personal Representative(s) shall notify the Probate Judge within 10 (ten) days of said judgment or settlement.

Witness my hand and dated this 22nd day of December, 2016.



JAMES W FUHRMEISTER  
JUDGE OF PROBATE

THE STATE OF ALABAMA  
SHELBY COUNTY



20200805000333440 3/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
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I, Kimberly A. Melton, Chief Clerk of the Court of Probate of Shelby County, Alabama, hereby certify that the foregoing is a true, correct and full copy of the **LETTERS TESTAMENTARY** issued to **MICHAEL D MOORE**, as Personal Representative(s) of the Will of **JANICE B CONNOR**, deceased, as the same appears of record in said court. I further certify that said Letters are still in full force and effect.

Given under my hand, and seal of office, this the 28th day of December, 2016.



CHIEF CLERK



# Real Estate Sales Validation Form

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

Grantor's Name ESTATE OF JANICE  
Mailing Address B CONNOR  
1330 HILLWOOD DRIVE  
ALABASTER, AL 35007

Grantee's Name MICHAEL D MOORE  
Mailing Address 1205 16TH AVE S  
BIRMINGHAM, AL  
35203

Property Address 1330 HILLWOOD DR  
ALABASTER, AL 35007

Date of Sale \_\_\_\_\_

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value

\$ \_\_\_\_\_

or

Assessor's Market Value

\$ 124,150.00

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 8/5/2020

Print STEPHEN L. SEXTON

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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