

20200825000370190  
08/25/2020 10:10:49 AM  
DEEDS 1/4

This instrument was prepared by:

Mark E. Gualano  
Attorney at Law  
701 Chestnut Street  
Vestavia Hills, AL 35216

Send Tax Notices to:

Jacob Scott Moorer  
Abigail Cunningham Moorer  
1732 Carovel Circle  
Vestavia, AL 35216

**WARRANTY DEED**  
**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Thirteen Thousand and No/100 Dollars (\$113,000.00)** to the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **The Ruth Huey Moorer Testamentary Family Trust created under item Five of the Last Will and Testament of Ruth Huey Moorer, deceased, Case No. PR-2005-000009, in the Probate Court of Shelby County, Alabama** (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey to **Jacob Scott Moorer and Abigail Cunningham Moorer**, hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 33, according to the Survey of Meadow Brook Seventh Sector, Second Phase, as recorded in Map Book 9, Page 36, in the Probate Office of Shelby County, Alabama.**

**Former Trustee of the Ruth Huey Moorer Testamentary Family Trust, Samuel F. Moorer, passed away on or about the 11<sup>th</sup> day of November, 2011.**

SUBJECT TO:

1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 24 day of August, 2020

**The Ruth Huey Moorer Testamentary Family  
Trust created under item Five of the Last Will and  
Testament of Ruth Huey Moorer, deceased, Case  
No. PR-2005-00009, in the Probate Court of  
Shelby County, Alabama**



**Scott D. Moorer, as Successor Co-Trustee**



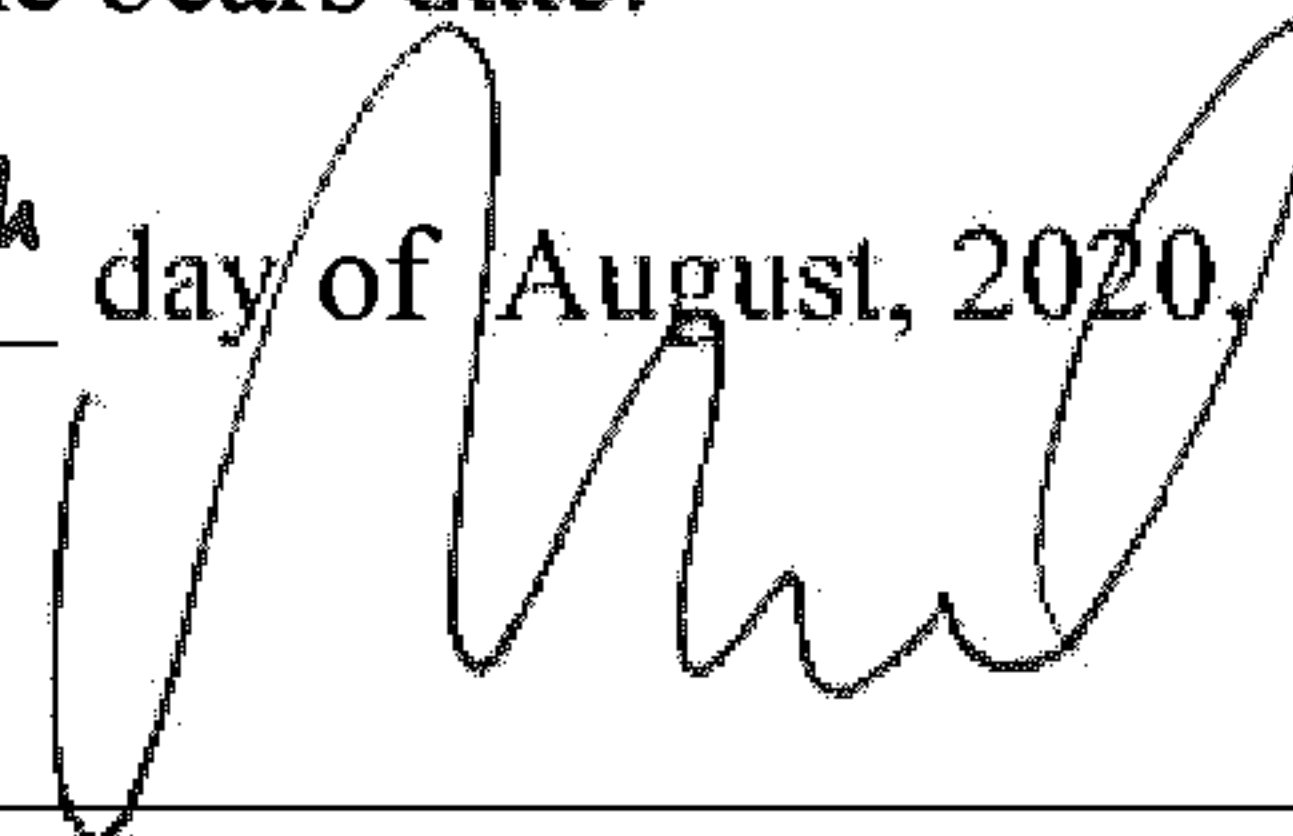
**Thomas C. Moorer, as Successor Co-Trustee**

STATE OF ALABAMA

COUNTY OF JEFFERSON

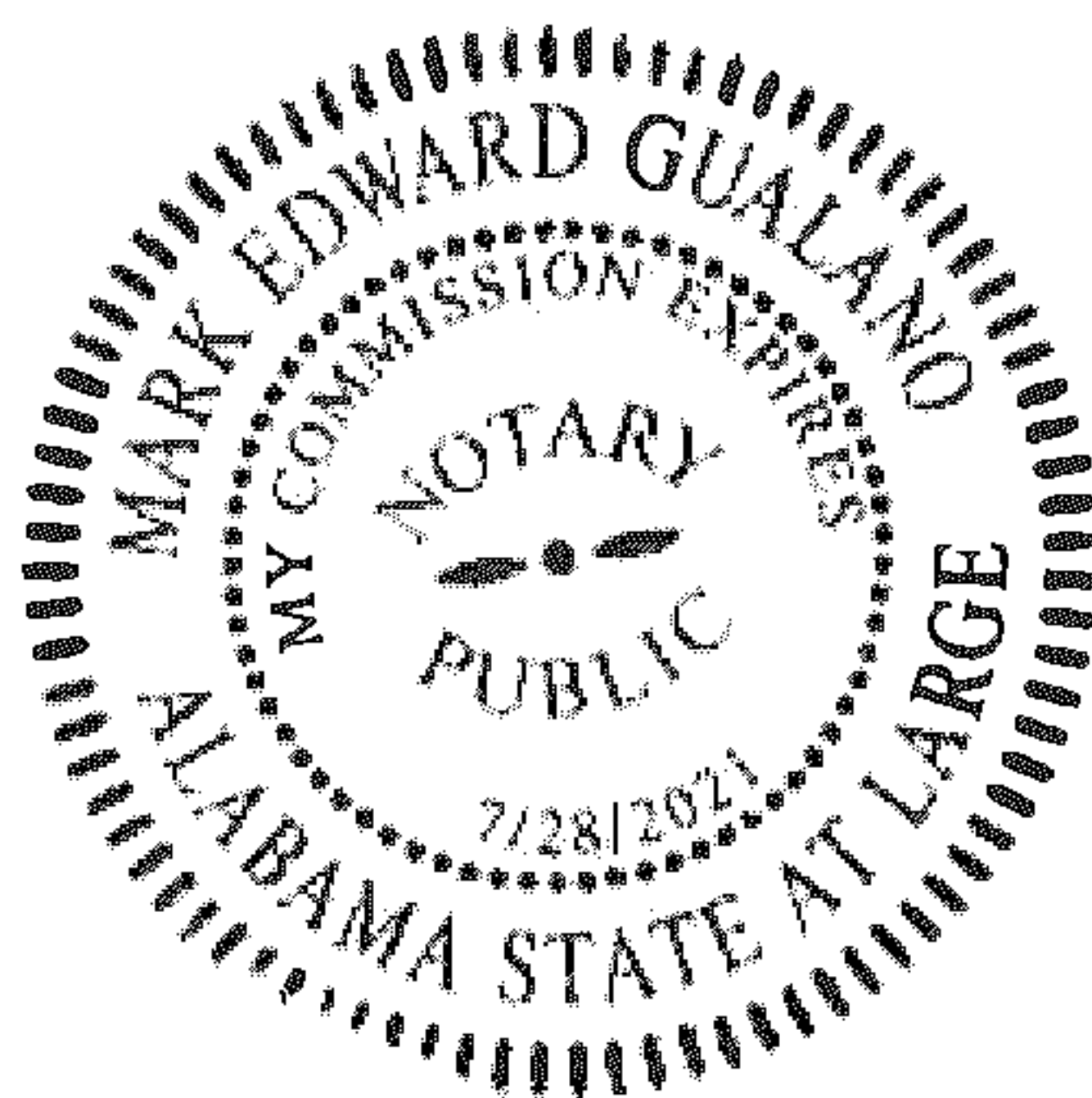
I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **Scott D. Moorner and Thomas C. Moorner, as Successor Co-Trustees of the Ruth Huey Moorner Testamentary Family Trust created under item Five of the Last Will and Testament of Ruth Huey Moorner, deceased, Case No. PR-2005-000009, in the Probate Court of Shelby County, Alabama**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they, in their capacities as Successor Co-Trustees, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24<sup>th</sup> day of August, 2020.



Notary Public

My commission expires: 7/28/21



## Real Estate Sales Validation Form

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

Grantor's Name Ruth Huey Moorer Testamentary  
Family Trust created under item Five  
of the Last Will and Testament of  
Ruth Huey Moorer *c/o Scott Moorer*  
Mailing Address 701 Inverness Cliff Dr  
At B'ham, AL 35242

Grantee's Name Jacob Scott Moorer  
Abigail Cunningham Moorer

Mailing Address 1732 Carove Circle  
Vestavia, AL 35216  
AL

Property Address 5044 Meadow Brook Rd.  
Birmingham, AL 35242

Date of Sale August 24, 2020  
Total Purchase Price \$113,000.00

or  
Actual Value \_\_\_\_\_

or  
Assessor's Market Value \_\_\_\_\_



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/25/2020 10:10:49 AM  
\$144.00 CHERRY  
20200825000370190

*Allen S. Byrd*

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 of 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 August 24, 2020

Print Ruth Huey Moorer Testamentary Family Trust  
created under item Five of the Last Will and  
Testament of Ruth Huey Moorer

Sign *[Signature]*

Unattested