

20200902000391210
09/02/2020 03:28:59 PM
DEEDS 1/4

SEND TAX NOTICE TO:

Joshua M. Moore
6219 Victoria Drive
Pelham, AL 35124

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2000437

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Two Hundred Thirty Seven Thousand and 00/100 Dollars (\$237,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Michael Baker Hull, a married man and Hugh Gregory Hull, an unmarried man, as Devisees of the Estate of Hugh Don Hull, deceased, Shelby County Probate Case No. PR-2017-000782**, whose address is: 1321 Whirlaway Circle, Helena, AL 35080 (hereinafter "Grantor", whether one or more), by **Joshua M. Moore**, whose address is: 6219 Victoria Drive, Pelham, AL 35124 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Joshua M. Moore, an unmarried man**, the following described real estate situated in Shelby County, Alabama, the address of which is **6219 Victoria Drive, Pelham, AL 35124**, to-wit:

Lot 45, according to the Survey of Valley Station, Second Sector, as recorded in Map Book 7 Page 48, in the Probate Office of Shelby County, Alabama.

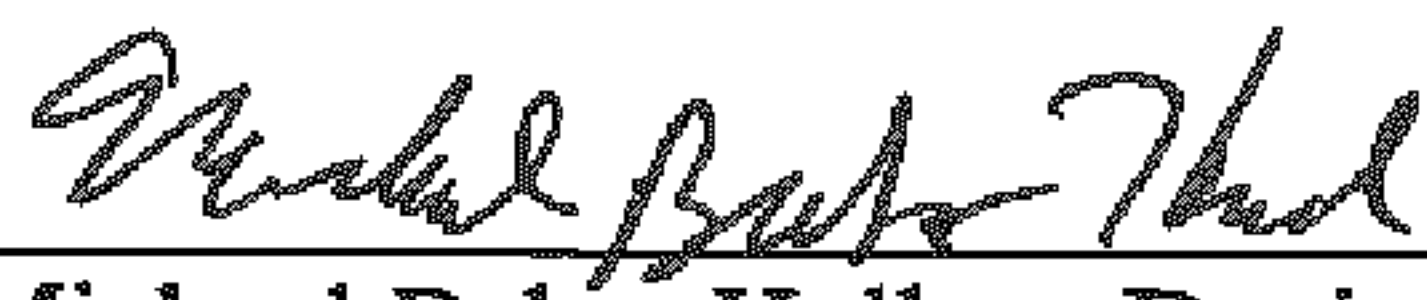
The herein described property does not constitute the homestead of Michael Baker Hull nor that of his spouse.


Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$189,600.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 31st day of August, 2020.


Michael Baker Hull, as Devisee of the
Estate of Hugh Don Hull, deceased,
Shelby County Probate Case No.
PR-2017-000782


Hugh Gregory Hull, as Devisee of the
Estate of Hugh Don Hull, deceased,
Shelby County Probate Case No.
PR-2017-000782

STATE OF ALABAMA
COUNTY OF SHELBY

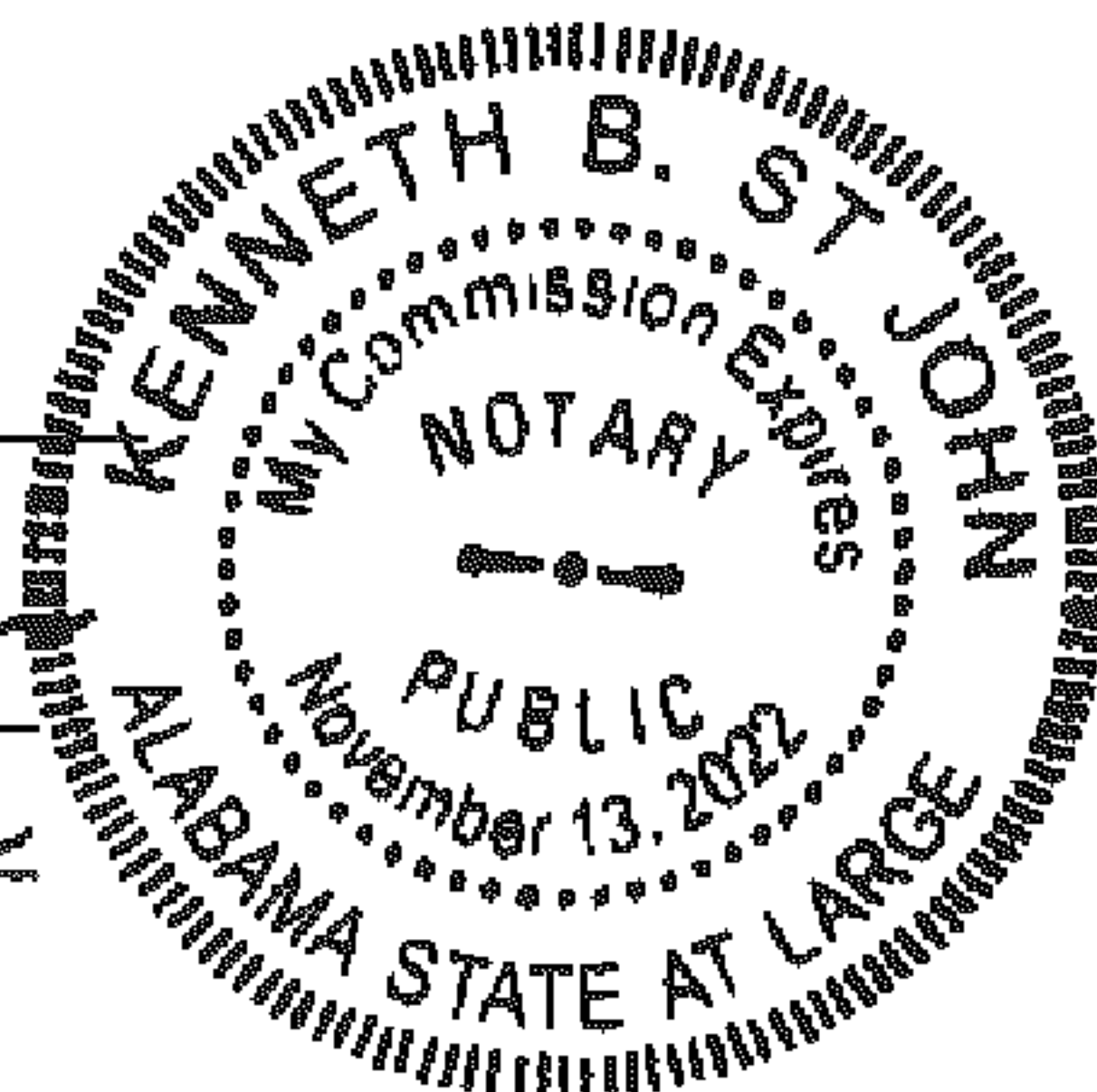
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Michael Baker Hull, whose name as Devisee of the Estate of Hugh Don Hull, deceased, Shelby County Probate Case No. PR-2017-000782, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance he, as such Devisee and with full authority, executed the same voluntarily, as Devisee of the Estate of Hugh Don Hull, deceased, on the day the same bears date.

Given under my hand and official seal on this 31st day of August, 2020.


Notary Public

Printed Name:

My Commission Expires: 11/13/2022



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Hugh Gregory Hull, whose name as Devisee of the Estate of Hugh Don Hull, deceased, Shelby County Probate Case No. PR-2017-000782, 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, as such Devisee and with full authority, executed the same voluntarily, as Devisee, on the day the same bears date.

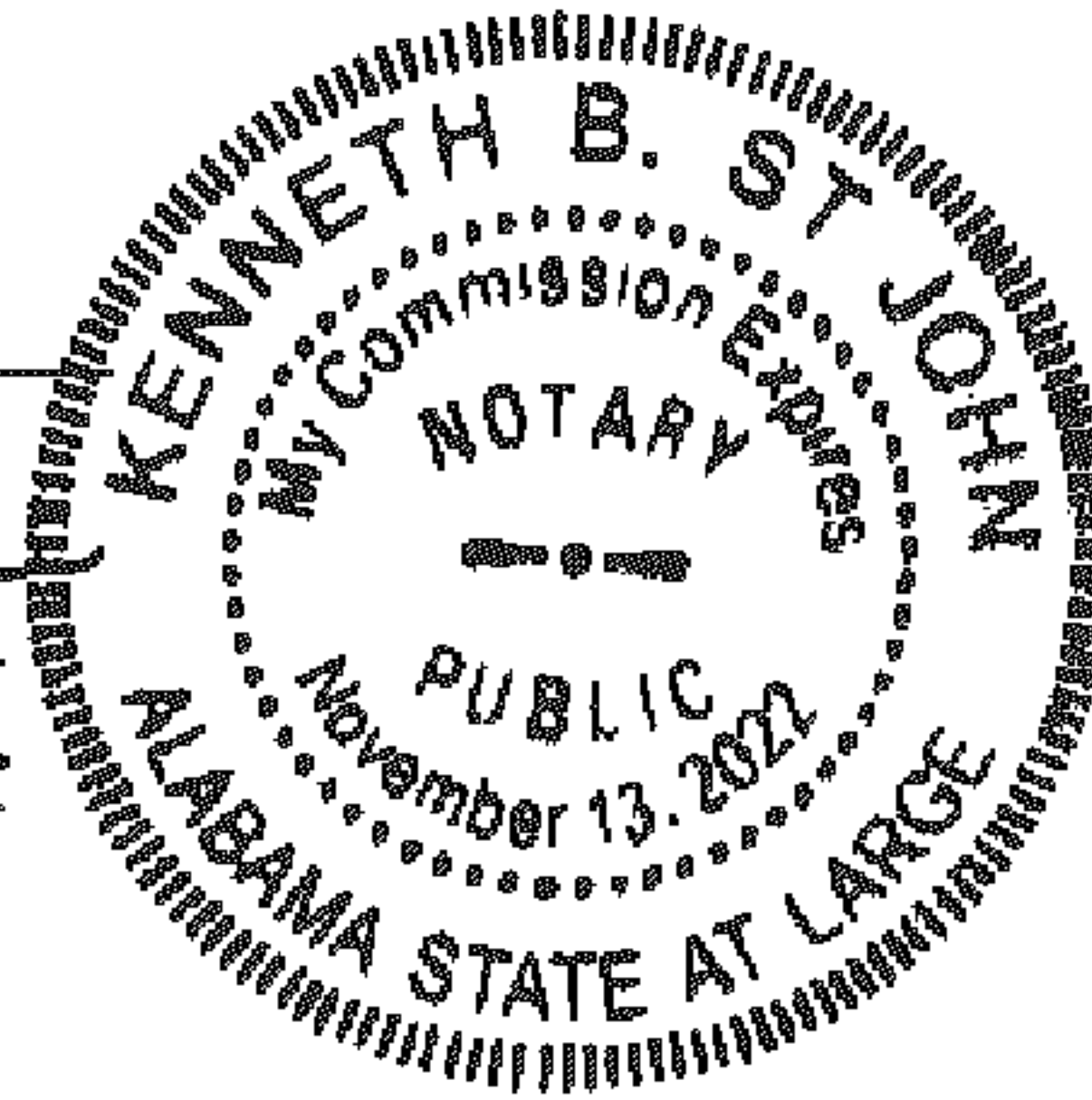
Given under my hand and official seal on this 31st day of August, 2020.



Notary Public

Printed Name: Kenneth B St John

My Commission Expires: 11/13/2022



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Michael Baker Hull and Hugh Gregory Hull</u>	Grantee's Name	<u>Joshua M. Moore</u>
Mailing Address	<u>devisees of the estate of Hugh Don Hull, deceased</u> <u>1321 Whirlaway Cir. Helena AL 35080</u>	Mailing Address	<u>6219 Victoria Drive</u> <u>Pelham AL 35124</u>
Property Address	<u>6219 Victoria Drive</u> <u>Pelham AL 35124</u>	Date of Sale	<u>8/31/2020</u>
		Total Purchase Price	<u>\$ 237,000</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	

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 9-2-2020

Print Skyler Murphy

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/02/2020 03:28:59 PM
\$78.50 CHERRY
20200902000391210

Allen S. Bayl