

20200904000396640  
09/04/2020 02:39:20 PM  
DEEDS 1/2

Send tax notice to:

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CHL2000262

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

State of Alabama  
County of Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Four Hundred Twenty Four Thousand Nine Hundred and 00/100 Dollars (\$424,900.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Peter V. Duke and Angela M. Duke, husband and wife**, whose mailing address is:

*166 Cliff Road, Hernett, AL 35147* (hereinafter referred to as "Grantors"), by **Philip M. Moore and Christine E. Moore** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1401, according to the Survey of Eagle Point 14th Sector, as recorded in Map Book 26, Page 34 in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:**

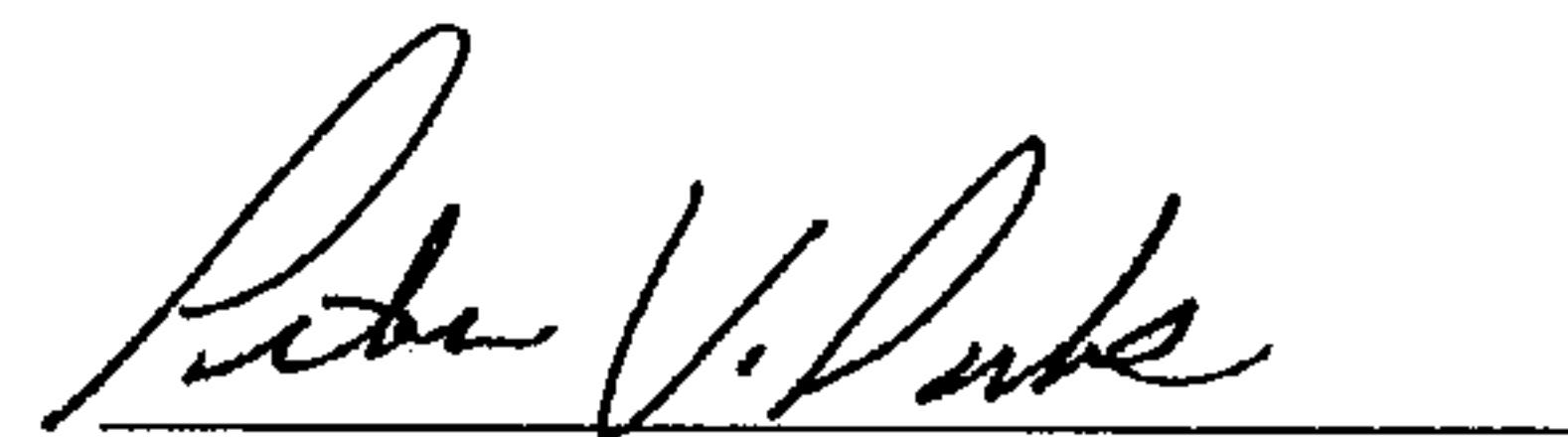
ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

\$300,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

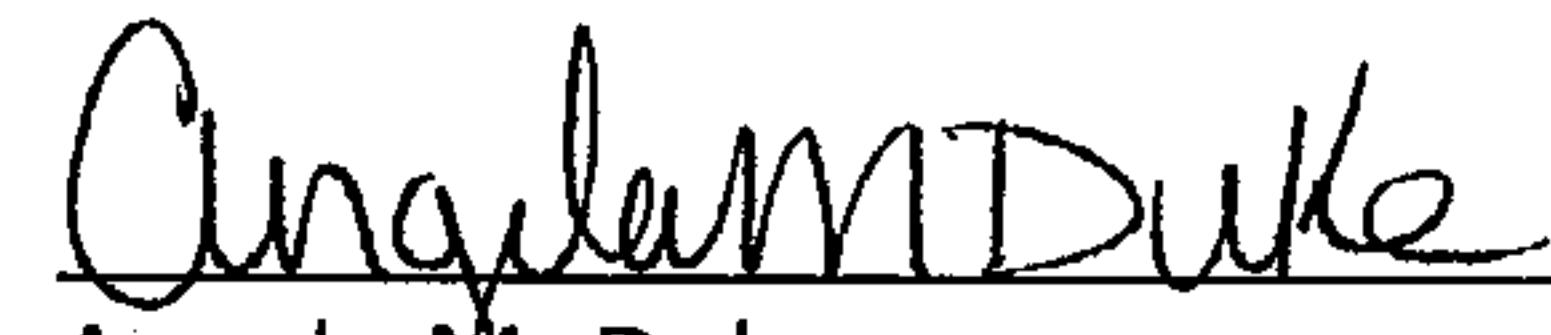
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

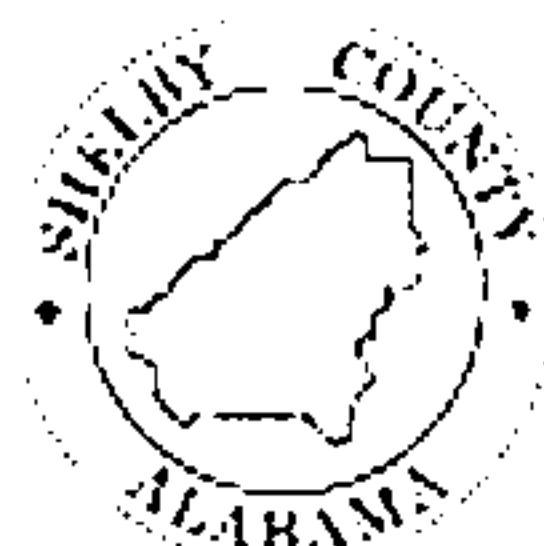
IN WITNESS WHEREOF, Grantor(s), Peter V. Duke and Angela M. Duke have hereunto set their signature(s) and seal(s) on August 28, 2020.



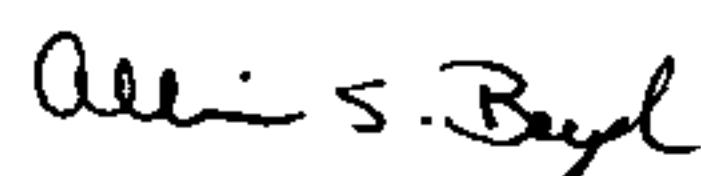
Peter V. Duke



Angela M. Duke



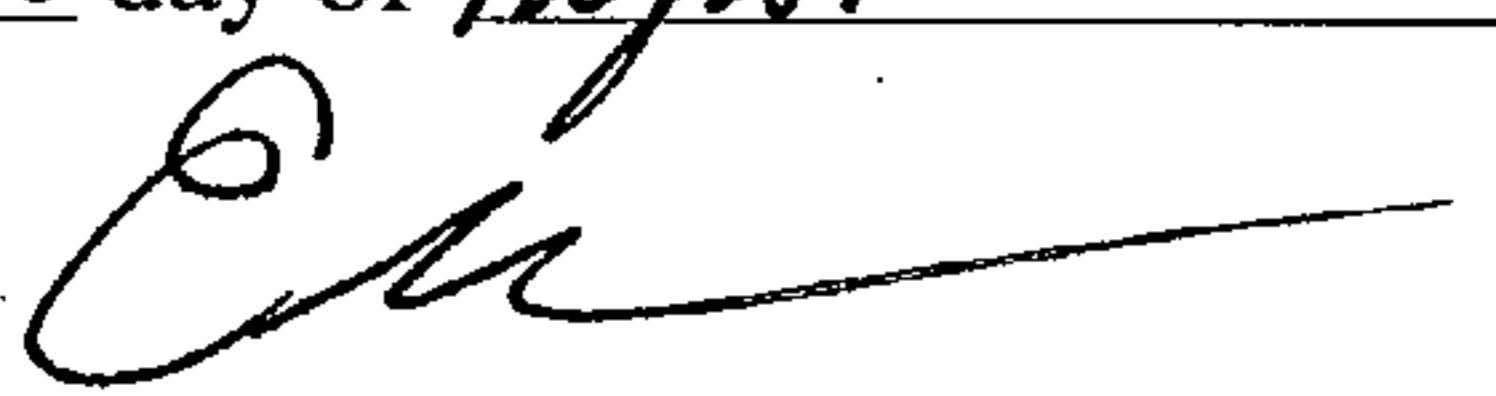
Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/04/2020 02:39:20 PM  
\$150.00 CHERRY  
20200904000396640



STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Peter V. Duke and Angela M. Duke, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28<sup>th</sup> day of August, 2020.



Notary Public  
Print Name C. Blake Dobbins  
Commission Expires:

