

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Lorenda Shockley Moor
671 Hwy 308
Shelby, AL 35143

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWENTY THOUSAND DOLLARS AND ZERO CENTS (\$20,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Donald Byrd, a single man** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Lorenda Shockley Moor** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit "A" – Legal Description

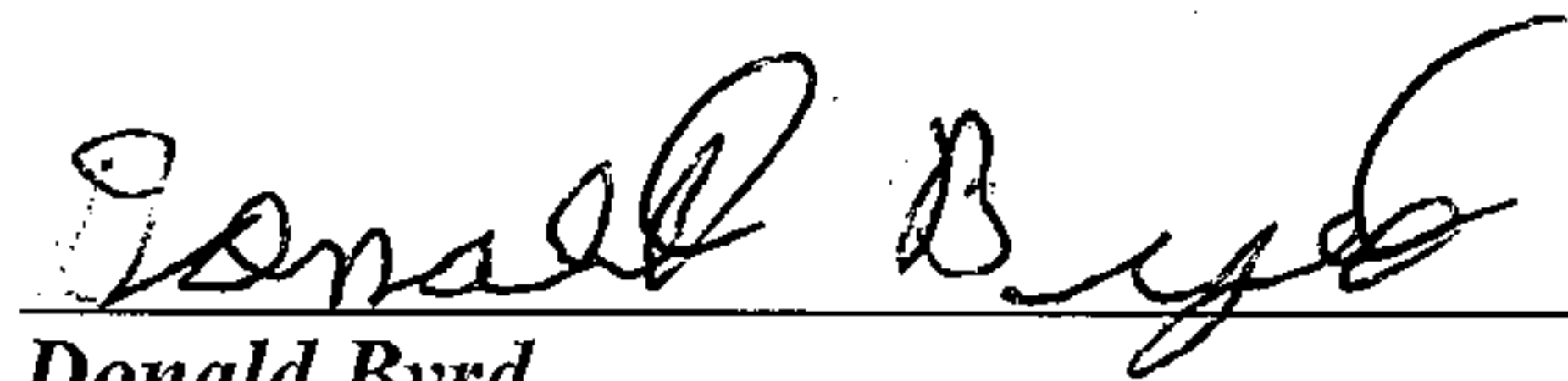
SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2020.
- 2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13th day of July, 2020.


Donald Byrd

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Donald Byrd**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of July, 2020.

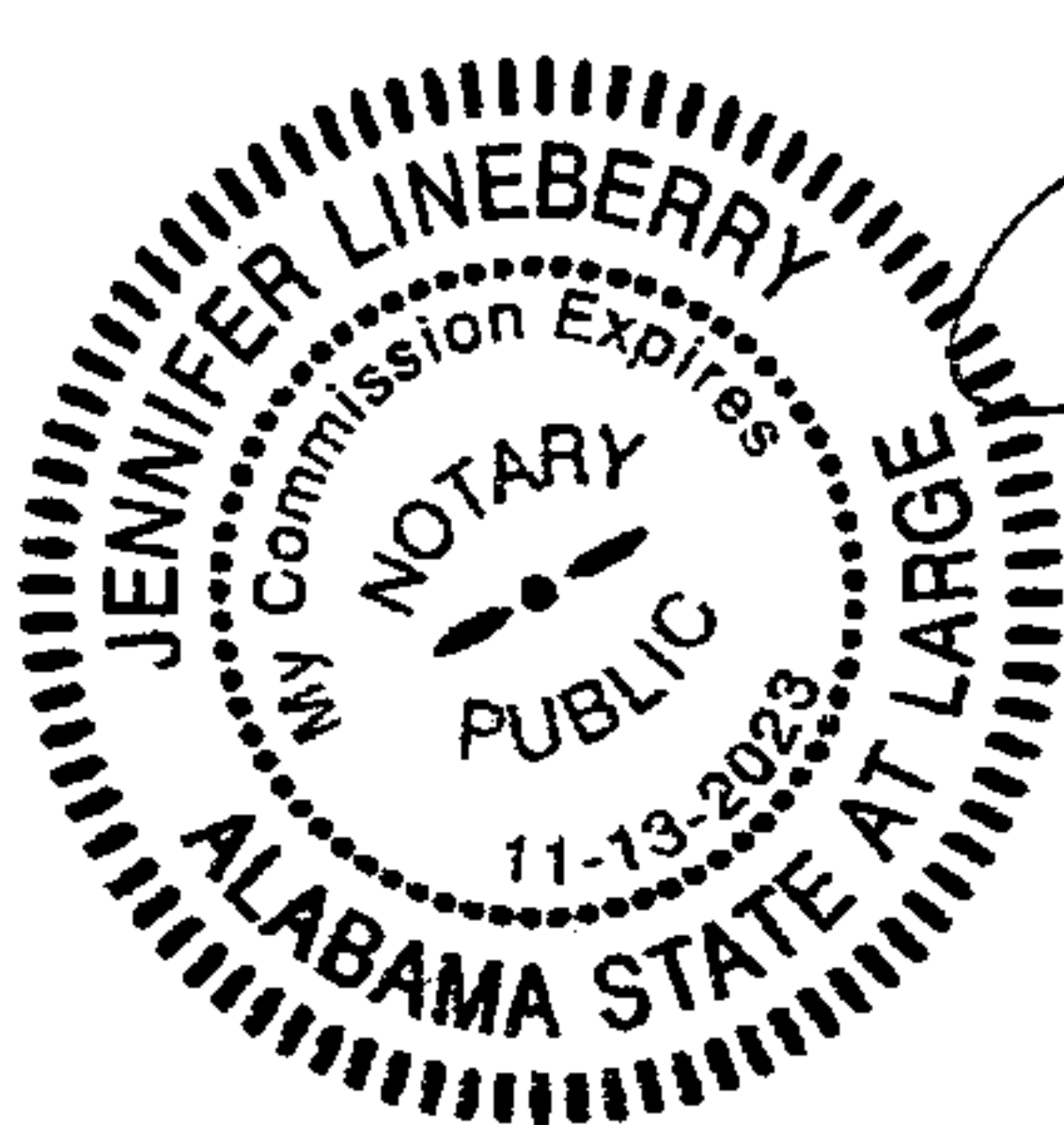
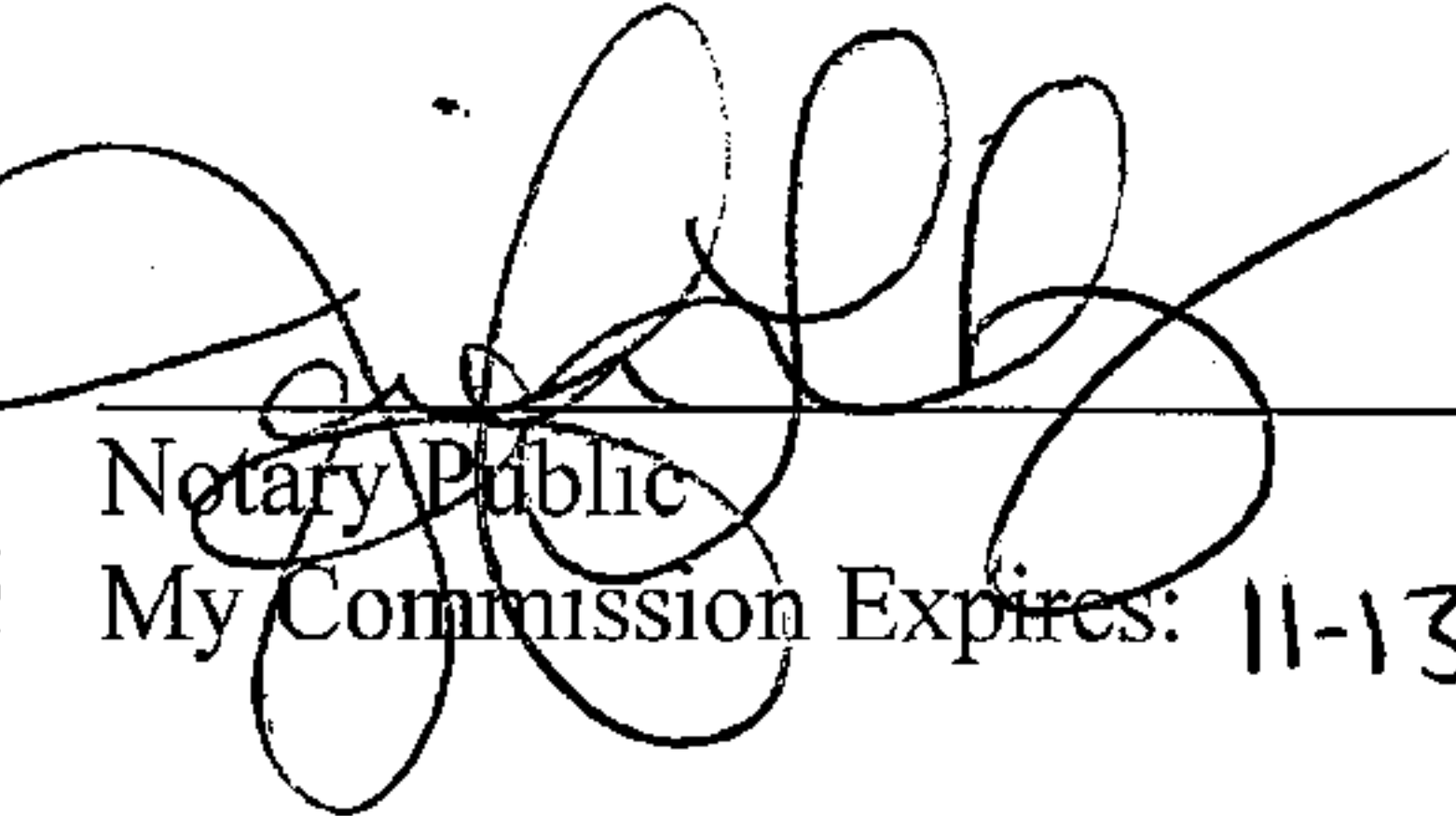


Notary Public
My Commission Expires: 11-13-2023

EXHIBIT "A" – LEGAL DESCRIPTION

Lots 1-21 and a Vacated Alley, Block 115 of Saffords Addition to Shelby, as recorded in Map Book 3, Page 47, in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:

BEGIN at the SW Corner of the above said Lot 1, Block 115, said point lying on the North R.O.W. line of Evergreen Road, 80' R.O.W. and being the POINT OF BEGINNING; thence N90°00'00"E and along said R.O.W. line, a distance of 125.00'; thence N00°10'52"E and leaving said R.O.W. line, a distance of 120.00' thence N90°00'00"E, a distance of 50.00'; thence N00°10'52"E, a distance of 20.00'; thence N90°00'00"E, a distance of 224.47' to the Westerly R.O.W. line of Seventh Street, 70' R.O.W., road not open; thence N00°10'52" and along said R.O.W. line, a distance of 120.00' to the Southerly R.O.W. line of Shelby County Highway 308, 80' R.O.W.; thence 89°57'58"W and along said R.O.W. line, a distance of 399.48' to the Easterly R.O.W. line of Huntwod Road, 80' R.O.W.; thence S00°10'52"W and along said R.O.W. line, a distance of 259.77' to the Point of Beginning.

Real Estate Sales Validation Form

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

Grantor's Name Donald Byrd
 Mailing Address _____

Grantee's Name Lorenda Shackley Moor
 Mailing Address 671 Hwy 308
Shelby, AL 35143

Property Address 620 Hwy 308
Shelby, AL 35143

Date of Sale _____
 Total Purchase Price \$ 20,000.00
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ _____

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 _____

Print Donald Byrd

____ Unattested

(verified by)

Sign Donald Byrd

(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
 11/24/2020 01:56:58 PM
 \$48.00 CHARITY
 20201124000540390

Allen S. Byrd