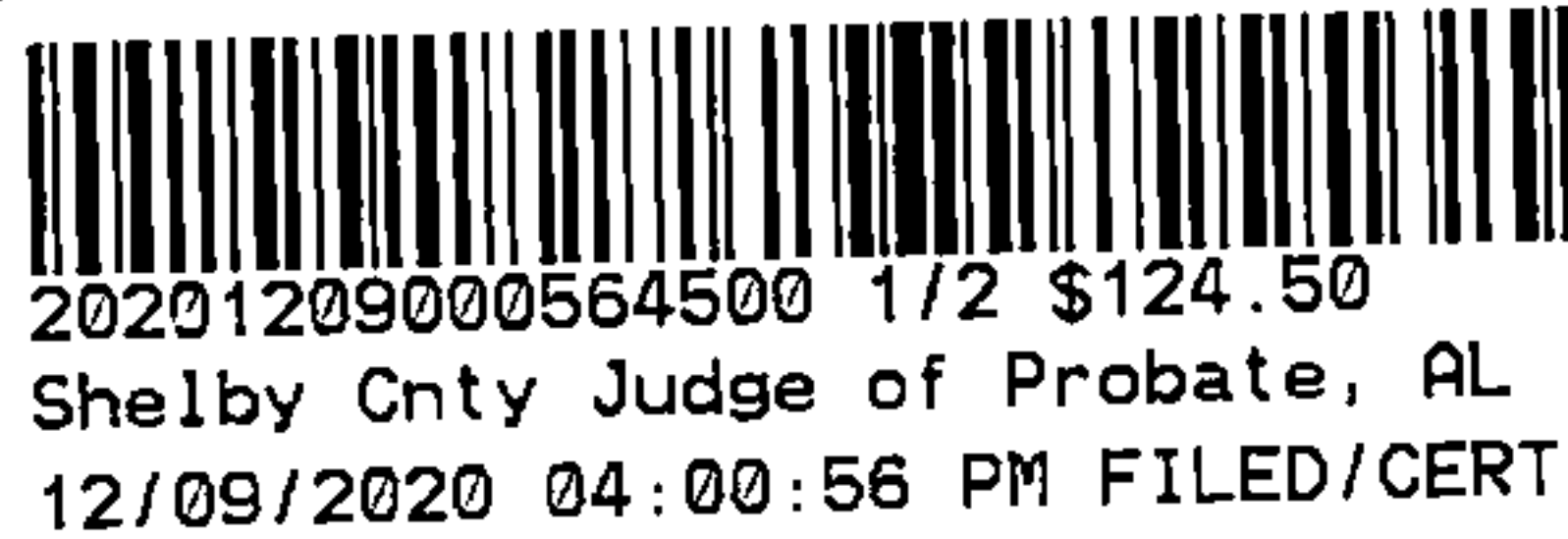


THIS INSTRUMENT WAS PREPARED BY:

SEND TAX NOTICE TO:

John E. Medaris
230 Bearden Road
Pelham, Alabama 35124



Willie Mae Moore
150 Montgomery Street
Montevallo, Alabama 35115

TITLE NOT EXAMINED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five hundred dollars (\$500.00)

To the undersigned Grantor, (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I Willie Mae Moore (herein referred to as Grantor), grant, bargain sell and convey unto Willie Mae Moore and Rosemary Moore and Roger Earl Moore, Sr. (herein referred to as Grantee, whether one or more), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate,

situated in Shelby County, Alabama, to wit:
A part of Block No. 12, Corner of Montgomery and Cedar Streets, Map of East Montevallo by William Wallace, C. E. for the Lawhorn Ore Company and being the same property conveyed to plaintiffs from deed John Beverly and Minnie B. Beverly dated July 29, 1966, and recorded in Deed Book 244, page 578 in the Probate Records of Shelby County, Alabama, and which said property is more particularly described as follows: Commence at a point where the western boundary of Cedar Street is intersected by the southern boundary of Montgomery Street and run thence in a southeasterly direction along the western boundary of Cedar Street a distance of 161.25 feet to a point; thence turn an interior angle of 69 deg. 48 min. and run westerly along the former Jim Seaman property a distance of 133.10 feet to a point; thence turn to the right an interior angle of 110 deg. 12 min. and run Northwesterly a distance of 114.4 feet to a point on the southern boundary of Montgomery Street which point is 125 feet along said street from the point of beginning; thence turn an interior angle to the right of 90 deg. 29 min. and run Northeasterly along the southern boundary of Montgomery Street a distance of 125.0 feet to point of beginning.

Commence at the NW corner of the SW $\frac{1}{4}$ of §3, Twp 24N, R12E; then run E along $\frac{1}{4}$ line 652 feet to the point of beginning: Thence continue along said line 75 feet; thence S 150 feet; thence W 75 feet; thence N 150 feet to the point of beginning, all located in §3, Twp24N, R12E.

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

And I, for myself and for my heirs, executors and administrators, covenant with said Grantee, his/her/their heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, her assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11 day of November, 20120

Willie Mae Moore
Willie Mae Moore

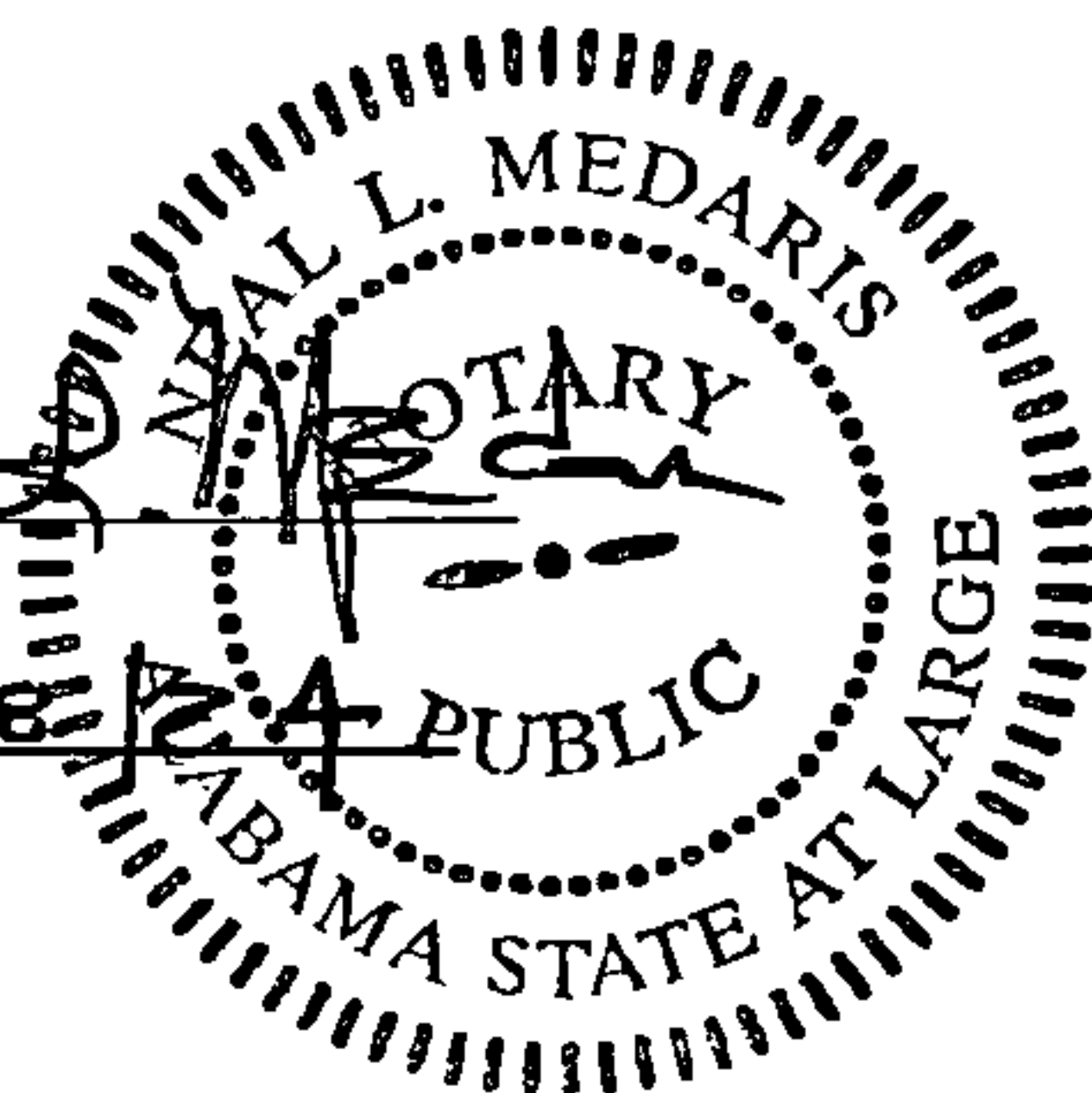
I, the undersigned, a Notary Public in and for said County and State, hereby certify that Willie Mae Moore whose name is signed to the foregoing instrument, and who is/ known to me, acknowledge before me on this day, that, being informed of the contents of the instrument, she/ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of November, 2016

Shelby County, AL 12/09/2020
State of Alabama
Deed Tax: \$99.50

Notary Public

Commission Exp: 4/18/24



Real Estate Sales Validation Form

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

Grantor's Name

Grantee(s)

Grantees:

Mailing Address

Mailing Address

Property Address

Date of Sale

Actual Value
or
Assessor's Market Value

\$149,000.

2/3 of Total

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

\$91,333 1/3

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).

Date 12/9/20

Print John Meden

Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1