

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

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Carl W. Moore and Elishia Moore
1289 Hwy 74
Chelsea, Al 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration TWO HUNDRED TWENTY SIX THOUSAND EIGHT HUNDRED DOLLARS AND NO CENTS (\$226,800.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, *Carl W. Moore and Elishia Moore, husband and wife* (herein referred to as *Grantor*) grant, bargain, sell and convey unto *Carl W. Moore and Elisiha Moore* (herein referred to as *Grantees*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2021.
2. Easements, restrictions, rights of way, and permits of record.

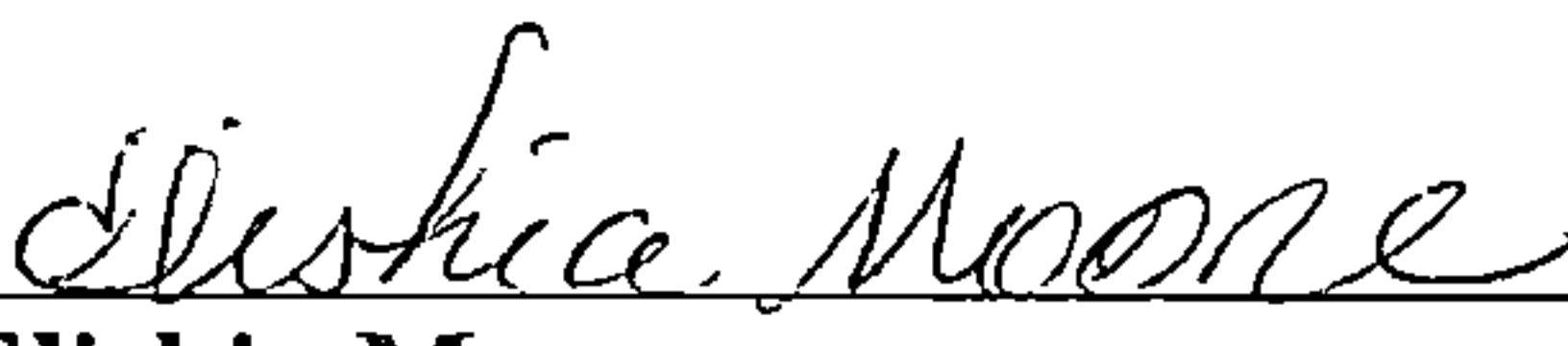
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 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 14th day of January, 2021.



Carl W. Moore

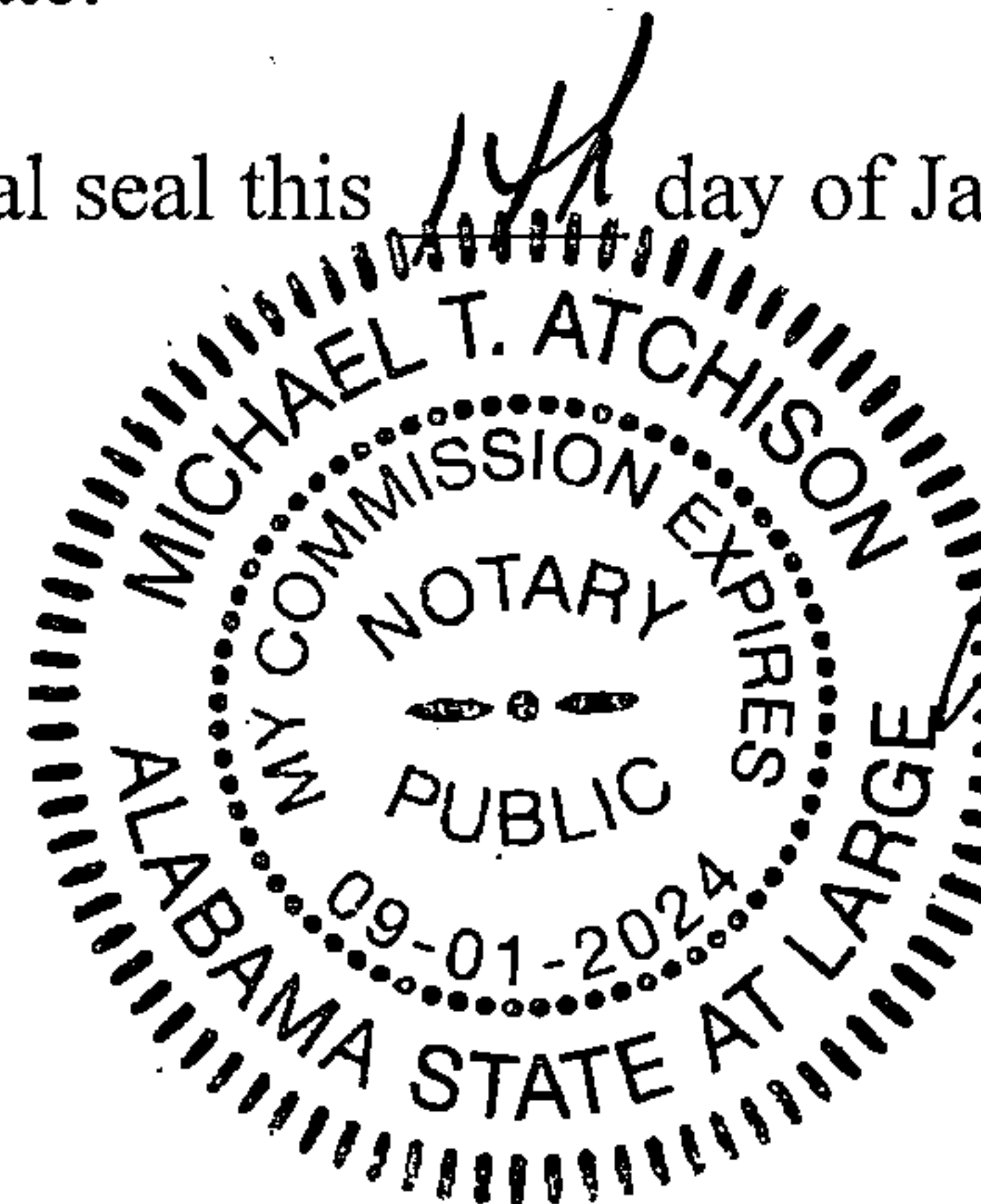


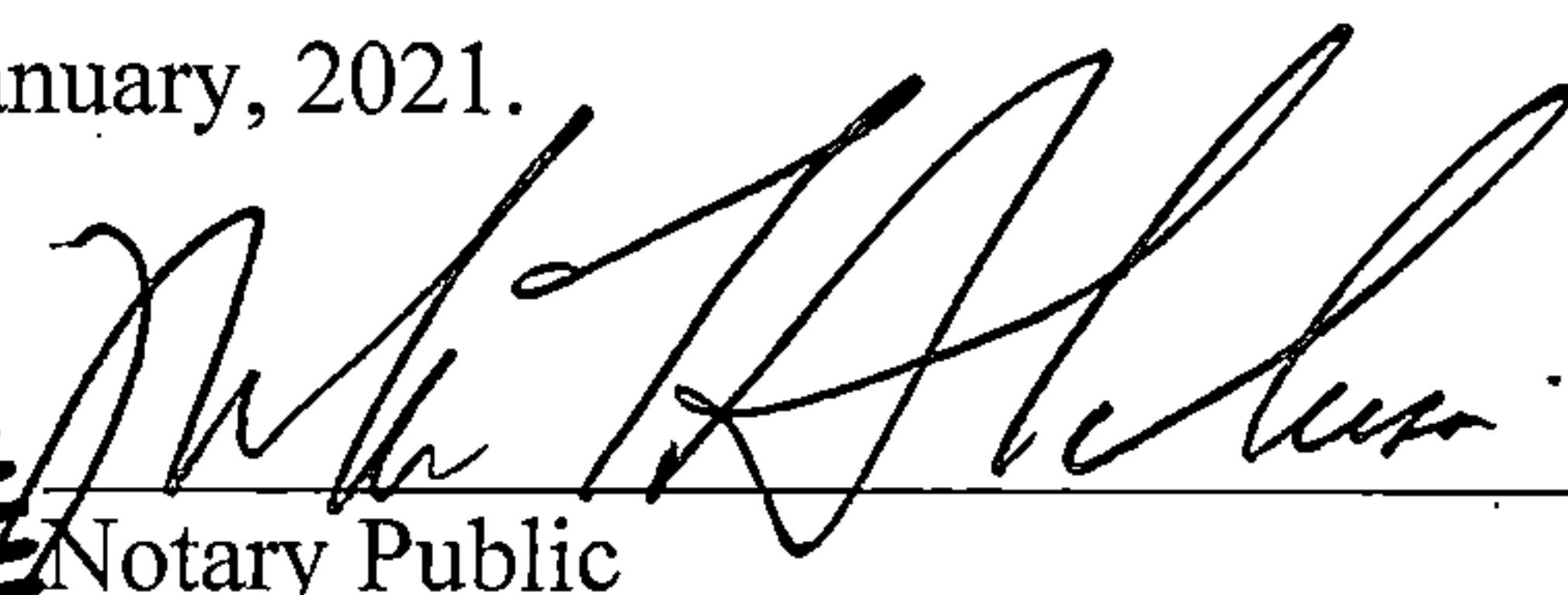
Elishia Moore

STATE OF ALABAMA)
COUNTY OF SHELBY)

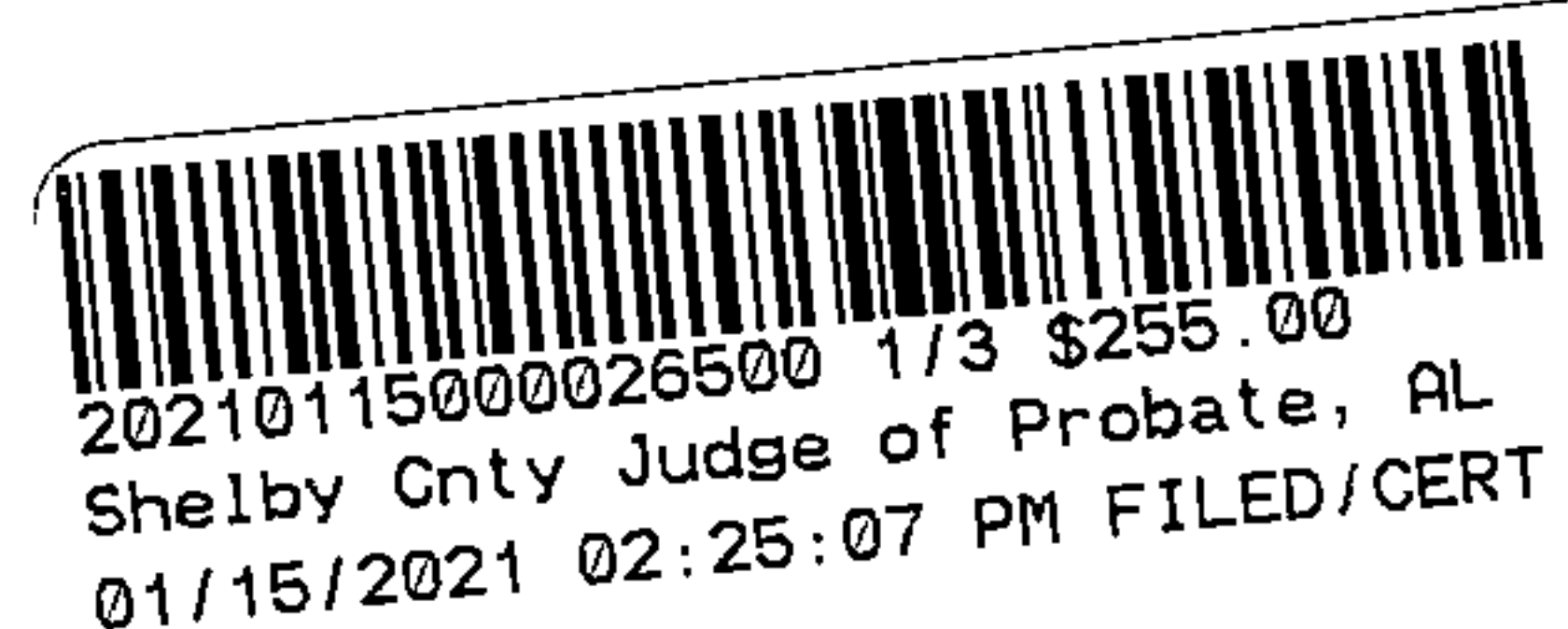
I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Carl W. Moore and Elishia Moore*, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of January, 2021.





Notary Public
My Commission Expires: 9-1-24



Shelby County, AL 01/15/2021
State of Alabama
Deed Tax: \$227.00

EXHIBIT "A"
Legal Description

PARCEL 1

BEGIN at the SW corner of Lot 1 of Moore Family Subdivision as recorded in map book 18 page 65 in the Office of the Judge of Probate in Shelby County, Alabama; thence N 00deg-14'27" E along the west line of said Lot 1 for a distance of 321.94' to the southerly right-of-way line of a 30' prescriptive right-of-way; thence S 59deg-53'06" W along said right-of-way for a distance of 2.71' to a point on a curve to the right having a central angle of 10deg-09'18" and a radius of 145.00', said curve subtended by a chord bearing S 74deg-57'45" W and a chord distance of 179.49'; thence along the arc of said curve and said right-of-way for a distance of 181.58'; thence S 29deg-34'22" E along said right-of-way for a distance 296.00'; thence S 23deg-11'06" E along said right-of-way for a distance 82.03'; thence N 00deg-14'27" E and leaving said right-of-way for a distance of 61.19' to the POINT OF BEGINNING. Said parcel of land contains 0.72 acres more or less

PARCEL 2

Commence at the SW corner of Lot 1 of Moore Family Subdivision as recorded in map book 18 page 65 in the Office of the Judge of Probate in Shelby County, Alabama; thence N 00deg-14'27" E along the west line of said Lot 1 for a distance of 356.71' to the northerly right-of-way line of a 30' prescriptive right-of-way, said point also being POINT OF BEGINNING; thence N 00deg-14'27" E for a distance of 141.07' to the southerly right-of-way line of Shelby County Hwy 74 (30' ROW), said point also being a point on a curve to the right having a central angle of 18deg-28'54" and a radius of 1429.39', said curve subtended by a chord bearing N 87deg-34'51" W in a chord distance of 459.08'; thence along the arc of said curve and along said right-of-way for a distance of 461.07'; thence N 78deg-20'24" W along said right-of-way for a distance of 76.96' to the northerly right-of-way line of a 30' prescriptive right-of-way, said point also being a point on a curve to the left having a central angle of 8deg-34'54" and a radius of 474.66', said curve subtended by a chord bearing S 16deg-28'48" E and a chord distance of 71'03"; thence along the arc of said curve and along said prescriptive right-of-way and leaving said Hwy 74 for a distance of 73.10' to a point on a compound curve having a central angle 18deg-12'47" and a radius 148.90', said curve subtended by chord bearing S 40deg-15'39" E and a chord distance of 99.36'; thence along the arc of said curve and along said right-of-way for a distance of 101.30'; thence S 59deg-45'02" E along said right-of-way for a distance of 127.79' to a point on a curve to the left having a central angle of 60deg-21'52" and a radius 315.00', said curve subtended by a chord bearing S 89deg-55'58" E and a chord distance 116.73'; thence along the arc of said curve and said right-of-way for a distance of 131.87'; thence N 59deg-53'06" E along said right-of-way for a distance of 23.28' to the POINT OF BEGINNING. Said parcel of land contains 2.03 acres, more or less



20210115000026500 2/3 \$255.00
Shelby Cnty Judge of Probate, AL
01/15/2021 02:25:07 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Carl W. Moore
 Mailing Address 1289 Hwy 74
Chelsea AL
35043

Grantee's Name Carl W. Moore
 Mailing Address 1289 Hwy 74
Chelsea AL 35043

Property Address _____
Acorn

Date of Sale 1-14-21
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 2216,800.00



20210115000026500 3/3 \$255.00
 Shelby Cnty Judge of Probate, AL
 01/15/2021 02:25:07 PM FILED/CERT

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 tax value

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 1-14-21

Print Carl W. Moore

Unattested _____
 (verified by)

Sign Carl W. Moore
 (Grantor/Grantee/Owner/Agent) circle one