



20210128000048720 1/3 \$119.00
Shelby Cnty Judge of Probate, AL
01/28/2021 04:00:40 PM FILED/CERT

This instrument was prepared by:
L. Kenneth Moore, Attorney-at-Law
Address: 1714 4th Avenue North Bessemer, AL 35020

Send tax notice to:
Jason Moore.
4866 South Lake Pkwy.
Hoover, AL 35244

WARRANTY DEED
WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

Know all men by these presents, that in consideration of One Thousand Dollars and no cents (\$1,000.00) to the undersigned grantor or grantors in hand paid by the **GRANTEE** herein, the receipt whereof is acknowledged, I, **DANNY MCGEE, an unmarried man** (herein referred to as **GRANTOR**) do grant, bargain, sell and convey unto **JASON S. MOORE** and **ELIZABETH H MOORE** (herein referred to as **GRANTEES**) as joint tenant, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

LOT 1, ACCORDING TO THE SURVEY OF JOSEPH/OWEN SUBDIVISION, RECORDED IN MAP BOOK 22, PAGE 138-A, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

(herein known as the "Property").

No title search or examination has been performed.

Subject to:

1. Ad valorem taxes for the current year, 2021 and subsequent tax years.
2. Mineral and mining rights and other rights, privileges and immunities relating thereto, if any.
3. Easements, rights of way and other reservations and restrictions of record, if any.


TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenant, 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, that 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**, their heirs and assigns forever, against the lawful claims of all person.



DANNY MCGEE

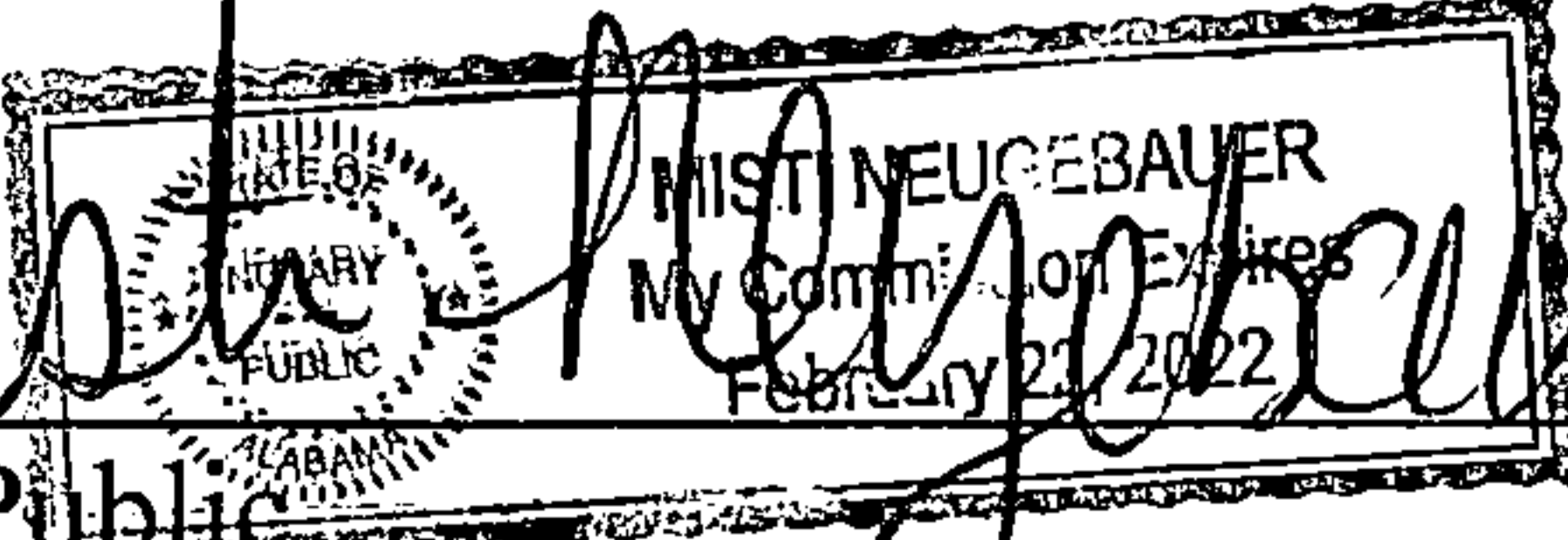
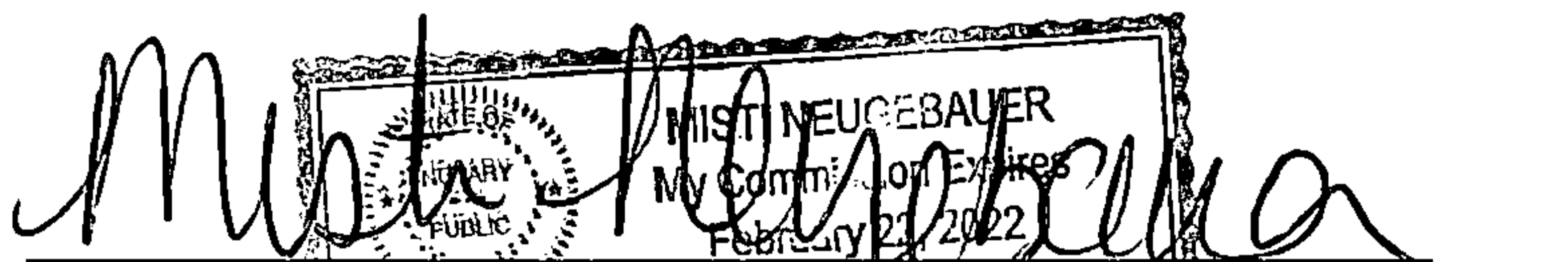
STATE OF ALABAMA)
COUNTY OF SHELBY)



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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **DANNY MCGEE** whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand this 27 day of January, 2021



Notary Public
My Commission Expires:

Real Estate Sales Validation Form

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

Grantor's Name: Danny McGee Grantee's Name: Jason Moore
Mailing Address: 208 Highland Lakes Dr Mailing Address 4866 South Lake Parkway
Birmingham, AL 35242 Hoover, AL 35244

Property Address: 33 Taralake Dr Date of Sale: _____
Columbiana, AL 35051 Total Purchase Price: \$200,000.00

or
Actual Value \$ 90,890.00
Or
Assessor's Market Value

Shelby County, AL 01/28/2021
State of Alabama
Deed Tax: \$91.00

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 Office

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

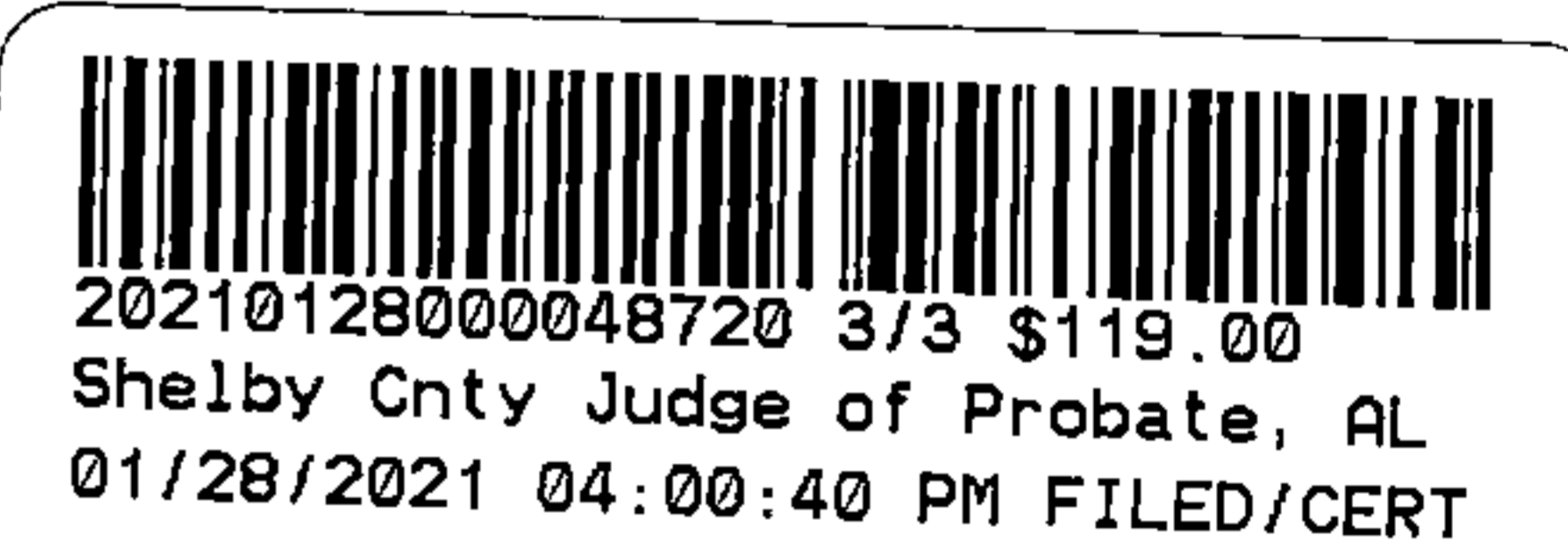
Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantor'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 1/27/2021
 unattested [Signature]
(verified by)

Print JASON S. MOORE
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one