

ALBH000463

This Instrument Prepared By:

\$145,000.00 (Purchase Price)



HARPOLE LAW, LLC

Ann Harpole, Esq.
82 Plantation Point, PMB #206
Fairhope, Alabama 36532
Telephone (251)928-5856

STATE OF ALABAMA

SHELBY COUNTY

§
§
§

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ONE HUNDRED FORTY FIVE THOUSAND DOLLARS AND NO/100 (\$145,000.00), good and valuable consideration, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **COREY B. MOORE, unmarried and SUNNY FAY MOORE, unmarried** (hereinafter referred to as **GRANTORS**) do hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto **CRYSTAL WYDEMON HOLLIS**, (hereinafter referred to as **GRANTEE**), in fee simple, the following real property located in Shelby County, Alabama:

LOTS 9 THROUGH 15, IN BLOCK 3, ACCORDING TO THE SURVEY OF LEGION HEIGHTS, RECORDED IN PLAT BOOK 3, PAGE 7 (ERRONEOUSLY OMITTED IN PRIOR DEED) BEING SITUATED IN THE NW1/4 OF NW1/4 OF SECTION 30, TOWNSHIP 18, RANGE 2 EAST, SHELBY COUNTY, ALABAMA AS SHOWN BY MAP OF SAID SURVEY ON RECORD IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO COREY B. MOORE AND SUNNY FAY MOORE, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR, FROM OTIS H. MOORE, JR. AND WIFE, CHARLIE FAY MOORE, A MARRIED WOMAN, RESERVING A LIFE ESTATE, BY WARRANTY DEED DATED AUGUST 29, 2003, OF RECORD IN INSTRUMENT 20051227000663160, IN THE RECORDS FOR SHELBY COUNTY, ALABAMA. SAID OTIS H. MOORE, JR., PASSED AWAY ON APRIL 18, 2006. SAID CHARLIE FAY MOORE PASSED AWAY ON AUGUST 16, 2020.

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto.

TO HAVE AND TO HOLD the same unto said GRANTEE as set out hereinabove, her, successors and assigns, forever.

This conveyance is made to Grantee absolutely and in fee simple together with all and singular rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto, but subject to the following:

1. Taxes for the current and subsequent years.
2. Encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, lack of access, violated plat building lines, or any matters not of record which would be disclosed by an accurate survey and inspection of the property conveyed herein.
3. Easements, restrictions, setback lines and any other matters shown on plat recorded in Plat Book 3, Page 70, Office of the Judge of Probate, Shelby County, AL.

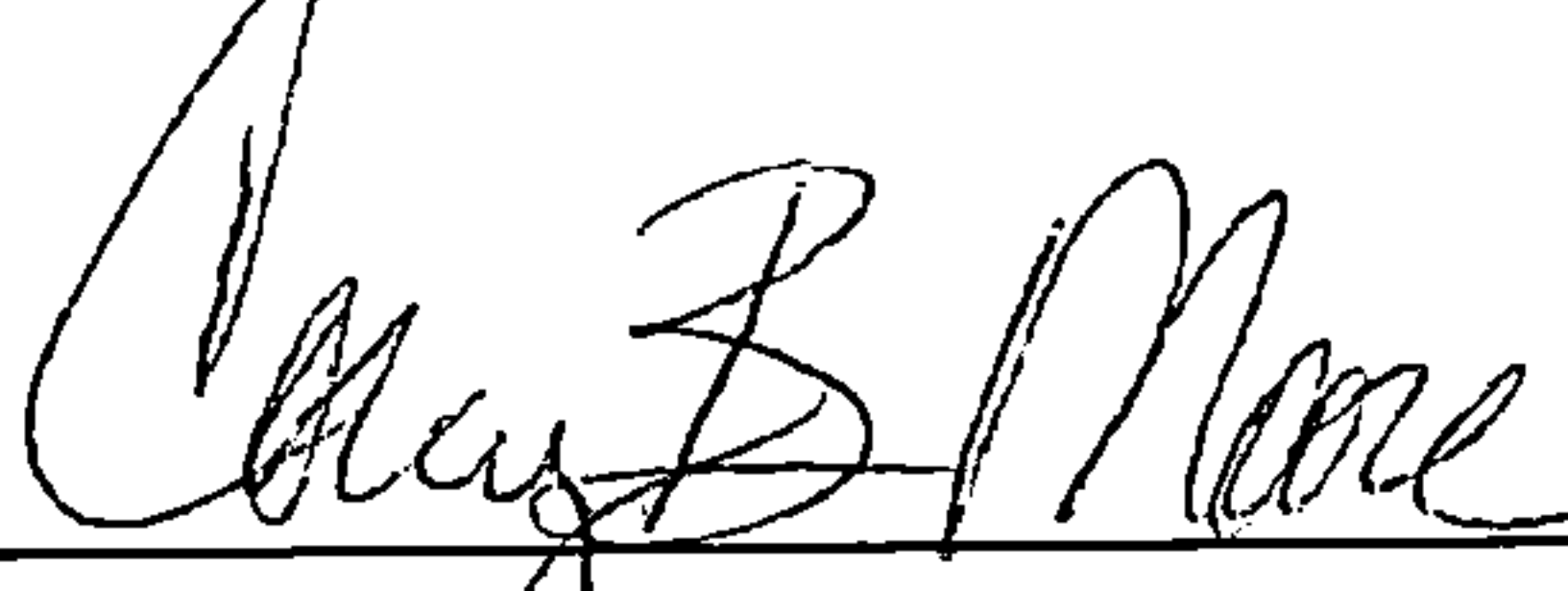


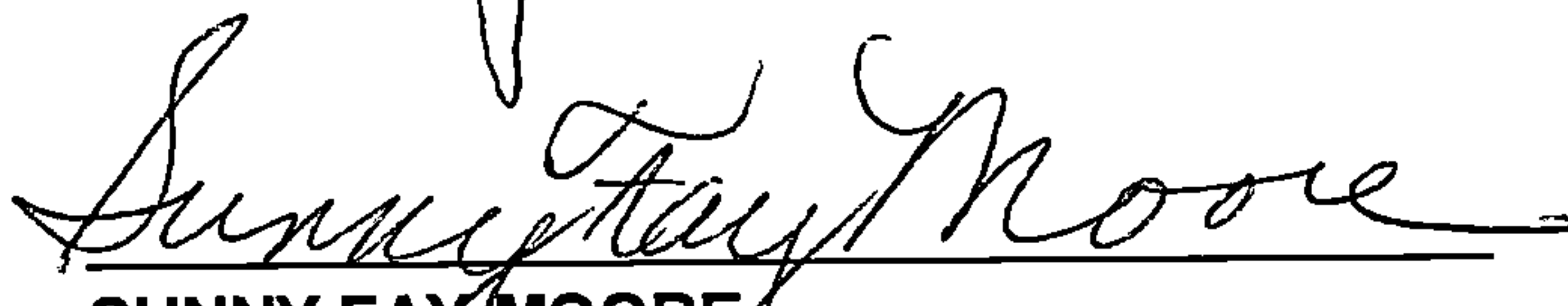
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Shelby Cnty Judge of Probate, AL
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4. Right of Way to Alabama Power recorded in Deed Book 228, Page 800, records of Shelby County, Alabama.
5. Rights or claims of parties in possession under unrecorded leases, if any.
6. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand and gravel in, on and under subject property. Anything to the contrary notwithstanding, nothing herein shall be deemed to set out any ownership interest in any oil, gas, and minerals or any rights in connection therewith. There may be leases, grants, exceptions or reservations of interest that are not listed. It is the intent of the Grantors to convey any such interest which they may own to the Grantee herein.

And we do for ourselves and our heirs, executors, and administrators, warrant and covenant with the said GRANTEE, as well as with her successors and assigns, that we are lawfully seized of an indefeasible estate in fee simple of said premises; that we are in quiet and peaceable possession thereof; that they are free from all encumbrances, except the matters to which this conveyance has been specifically made subject; that we have a good right to sell and convey the same as aforesaid; and that we will, and our heirs, executors, and administrators SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE, AND TO HER SUCCESSORS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

23rd IN-WITNESS WHEREOF, Grantors have executed this instrument under seal on this day August, 2021.


COREY B. MOORE

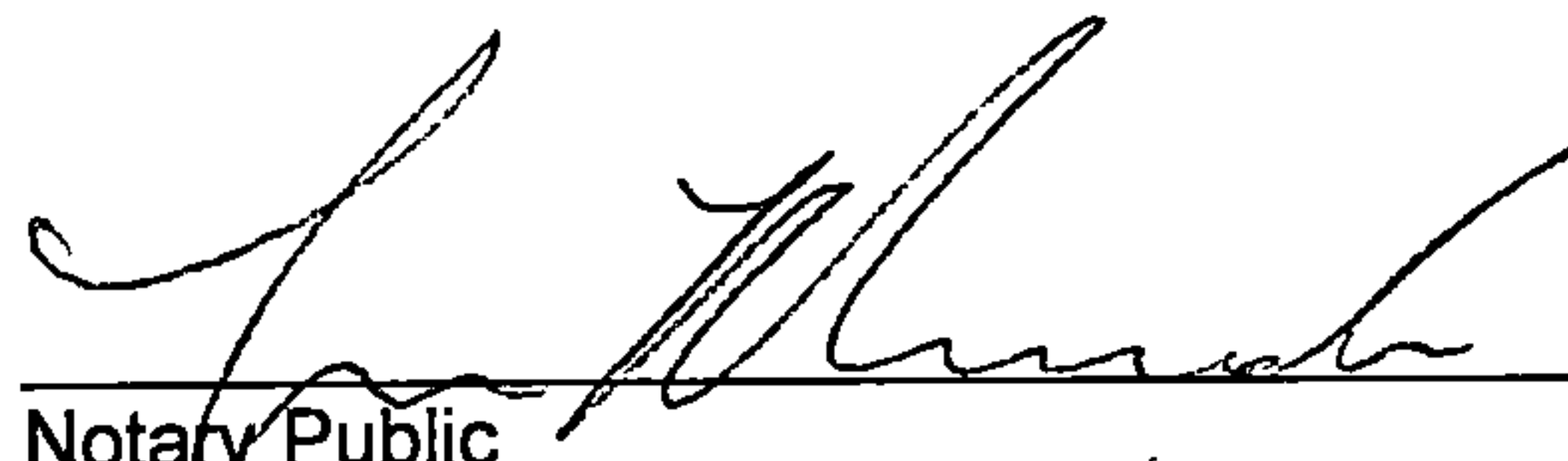

SUNNY FAY MOORE

STATE OF ALABAMA §
 § ss.
SHELBY COUNTY §

I, the undersigned Notary Public, in and for said State, hereby certify that **COREY B. MOORE**, unmarried and **SUNNY FAY MOORE**, unmarried, 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of August, 2021.

(AFFIX NOTARIAL SEAL)


Notary Public
My Commission Expires: 8/4/24

Property Address:
5 Brasher Street
Sterrett, AL 35147

Grantors' Address:
1022 27th St. No.
Pell City, AL 35125

Grantee's Address:
70 Robinwood Dr
Sterrett AL 35147

NOTE: The scrivener of this instrument has not reviewed the probate records and does not give an opinion as to the status of the title to the Property. The scrivener and Harpole Law, LLC represent neither the Grantor(s) or Grantee(s). Independent counsel should be consulted for legal advice, if desired by either party.



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Real Estate Sales Validation Form

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

Grantor's Name: Sunny F. Moore
Mailing Address:

Grantee's Name: Crystal Wydemon Hollis
Mailing Address: 70 Robinwood Drive
Sterrett, AL 35147

Property Address: 5 Brasher Street,
Sterrett, AL 35147

Date of Sale August 23, 2021

Total Purchase Price \$145,000.00

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	☐ Appraisal
☐ Sales Contract	☐ Other: _____
☒ Closing Statement	

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: 8/23/21

Unattested

Tarob Davidson
(Verified by)

Print

Sign

Tarob Davidson
(Grantor/Grantee/Owner/Agent) Circle One