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09/29/2021 12:22:20 PM
DEEDS 1/4

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Larry and Katherine Anne Jarnigan
501 Treymoor Lake Circle
Alabaster AL 35007

This deed prepared without benefit of
Title Examination or Survey.

GENERAL WARRANTY DEED
With Right of Survivorship

STATE OF ALABAMA

}

COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Ten Dollars and NO/100 (\$10.00)** to the undersigned grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Jimmy Dale Moore, a** married **man, and Katherine Anne Moore Jarnigan and Larry D. Jarnigan, husband and wife,** (herein referred to as Grantors), grant, sell, bargain and convey unto, **Larry D. Jarnigan and Katherine Anne Moore Jarnigan** (herein referred to as Grantees whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **SHELBY** County, Alabama to wit:

Lot 594, according to the Survey of Weatherly Aberdeen, Sector 18, as recorded in Map Book 21, Page 148, in the Probate Office of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

This property is not the homestead of Jimmy Dale Moore nor that of his spouse. Katherine Anne Moore Jarnigan is formerly known as Katherine Anne Moore. They are one and the same person.

None of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves, and our heirs, executors and administrators covenant with the said Grantee(s), their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and 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 persons.

M211780

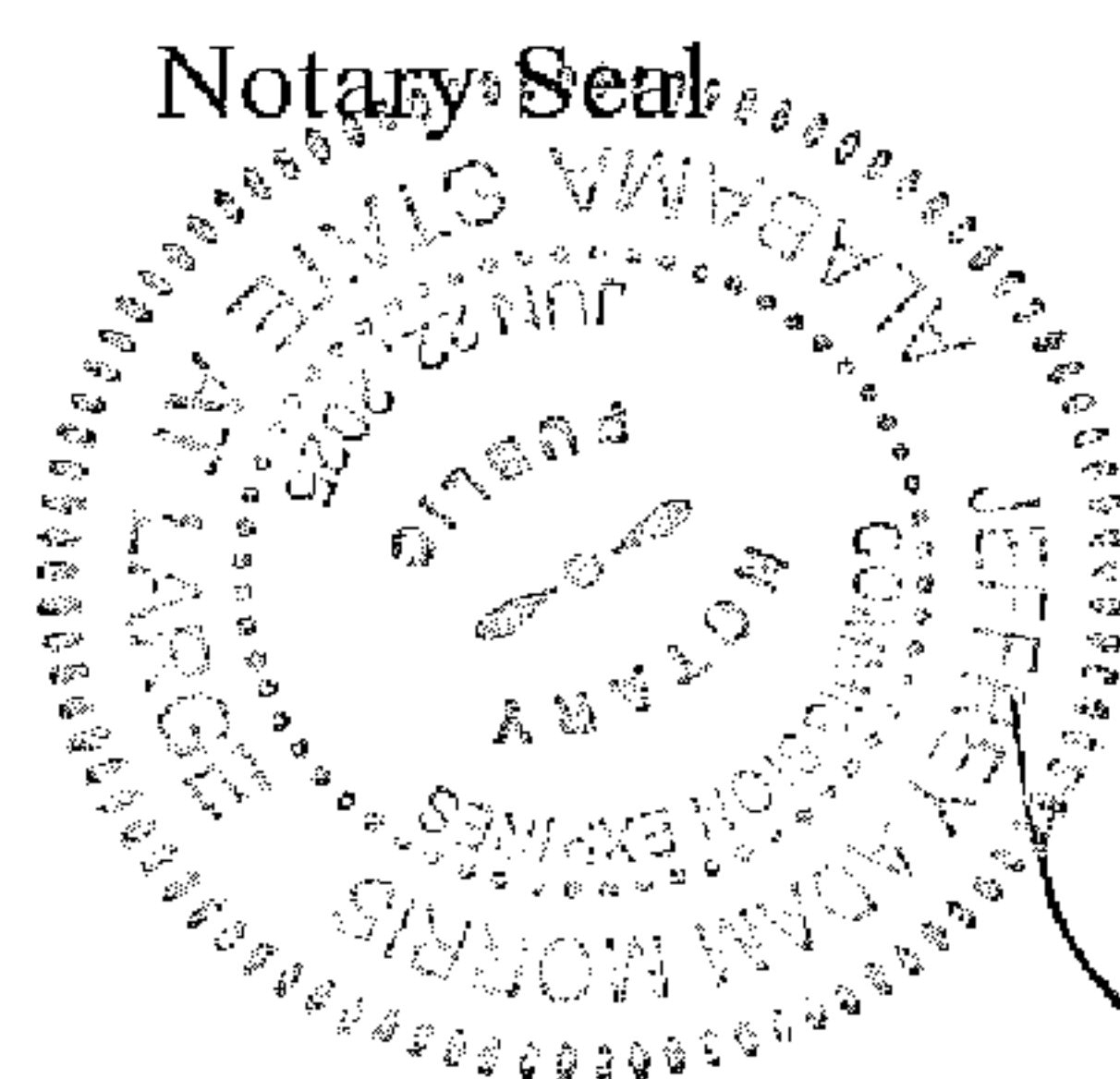
IN WITNESS WHEREOF, the undersigned GRANTORS have hereunto set their hands and seals,
this 23rd day of September, 2021.

Jimmy Dale Moore
Jimmy Dale Moore

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that
Jimmy Dale Moore whose name is signed to the foregoing deed and who is known to me,
acknowledged before me on this day that, being informed of the contents of the conveyance, he/she
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of September, 2021



Notary Public

My commission expires:

6.22.2025

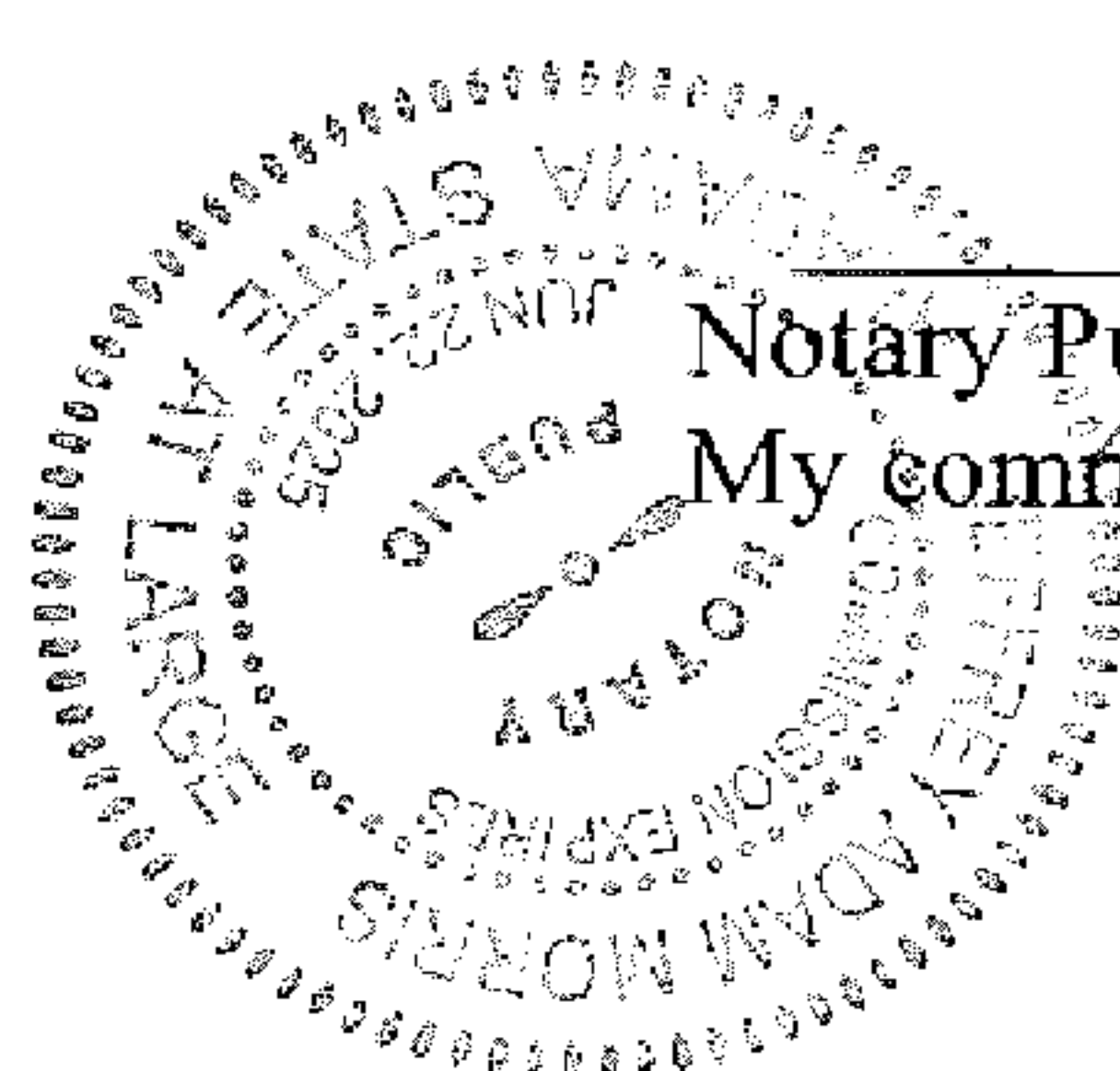
Katherine Anne Moore Jarnigan
Katherine Anne Moore Jarnigan

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that
Katherine Anne Moore Jarnigan whose name is signed to the foregoing deed and who is known to
me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of September, 2021

Notary Seal



Notary Public

My commission expires:

6.22.2025



Larry D. Jarnigan

STATE OF AL
COUNTY OF Jefferson

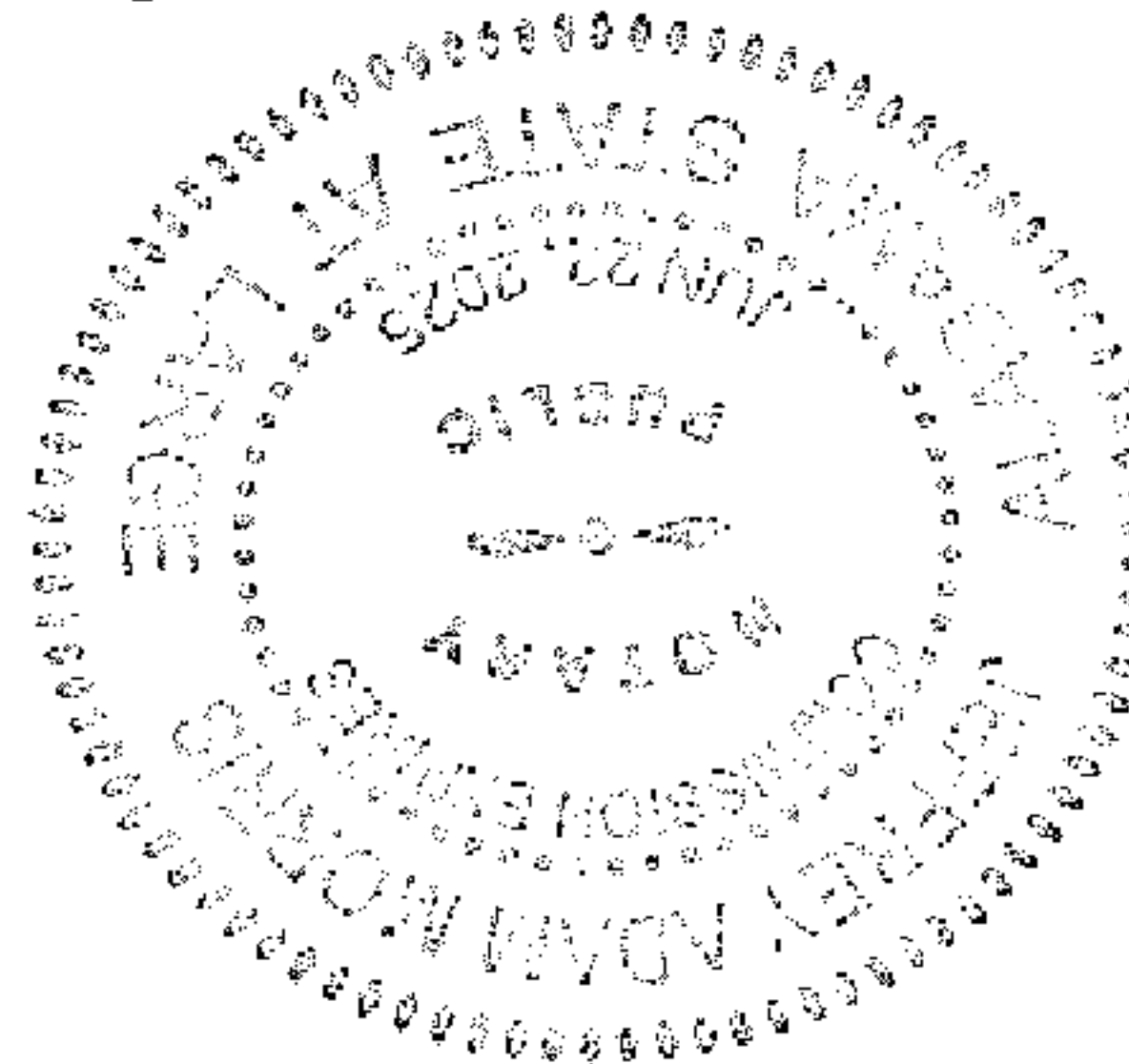
I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Larry D. Jarnigan** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of September, 2021

Notary Seal

Notary Public
My commission expires:

6-22-2025



Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Jimmy Dale Moore	Grantee's Name Larry D. Jarnigan
Katherine Anne Moore Jarnigan	Katherine Anne Moore Jarnigan
Mailing Address <u>501 Treymoor Lake Circle</u>	Mailing Address <u>501 Treymoor Lake Circle</u>
<u>Alabaster AL 35007</u>	<u>Alabaster AL 35007</u>
Property Address	Date of Sale September 23rd, 2021
501 Treymoor Lake Cir, Alabaster, AL 35007-3167	Total Purchase Price \$
	or
	Actual Value \$
	or
<u>1/3 \$50,967</u>	Assessor's Market Value \$152,900.00

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 Assessor 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

9/23/21

Print

Jeff Jarnigan

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/29/2021 12:22:20 PM
\$85.00 JOANN
20210929000475210

Allen S. Bayl