

205-733-2600
2700 Highway 280 Ste 380E
Birmingham, AL 35223
This instrument was prepared by:
Heath S. Holden, Attorney at Law, LLC
PO Box 43281
Birmingham, AL 35243
File No. 2021-1111

Send Tax Notice To:
Todd Michael Carroll and Virginia Hale Carroll
241 Willow View Circle
Wilsonville, AL 35186
20211210000587550
12/10/2021 01:27:39 PM
DEEDS 1/3

JOINT SURVIVORSHIP DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED TWENTY THOUSAND AND 00/100 (\$220,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **James H. Moore and Shirley A. Moore, husband and wife, by and through their attorney-in-fact, Julie Ann Purner**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Todd Michael Carroll and Virginia Hale Carroll**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 239, according to the Survey of Willow Oaks, as recorded in Map Book 38, Page 137 A, B, & C, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

\$216,015.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, 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, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals, this the 9th day of December, 2021. 20211210000587550 12/10/2021 01:27:39 PM DEEDS 2/3

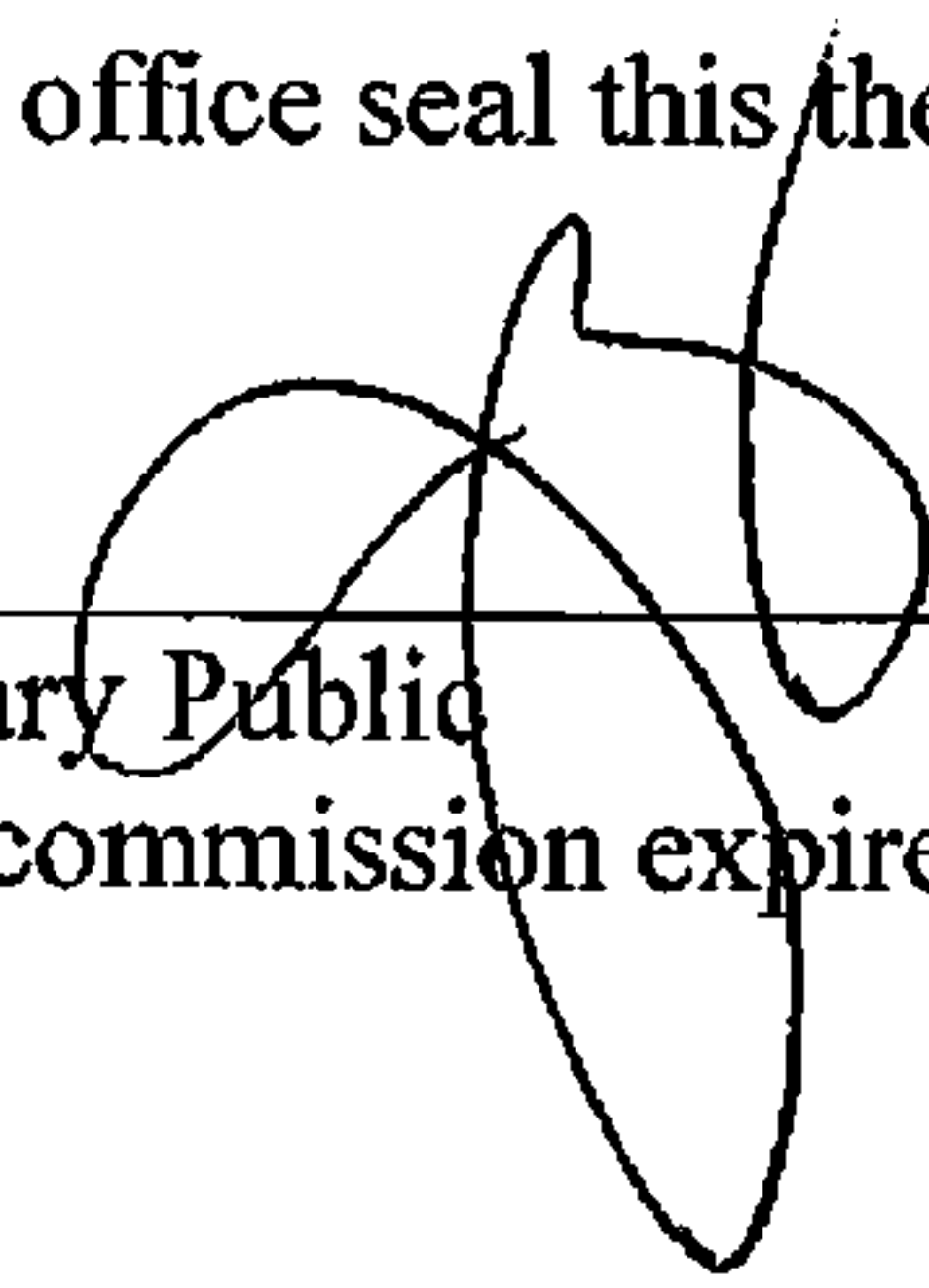
James H. Moore by Julie Ann Purner his attorney in fact
James H. Moore by Julie Ann Purner, his Attorney-In-Fact

Shirley A. Moore by Julie Ann Purner her attorney in fact
Shirley A. Moore by Julie Ann Purner, her Attorney-In-Fact

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

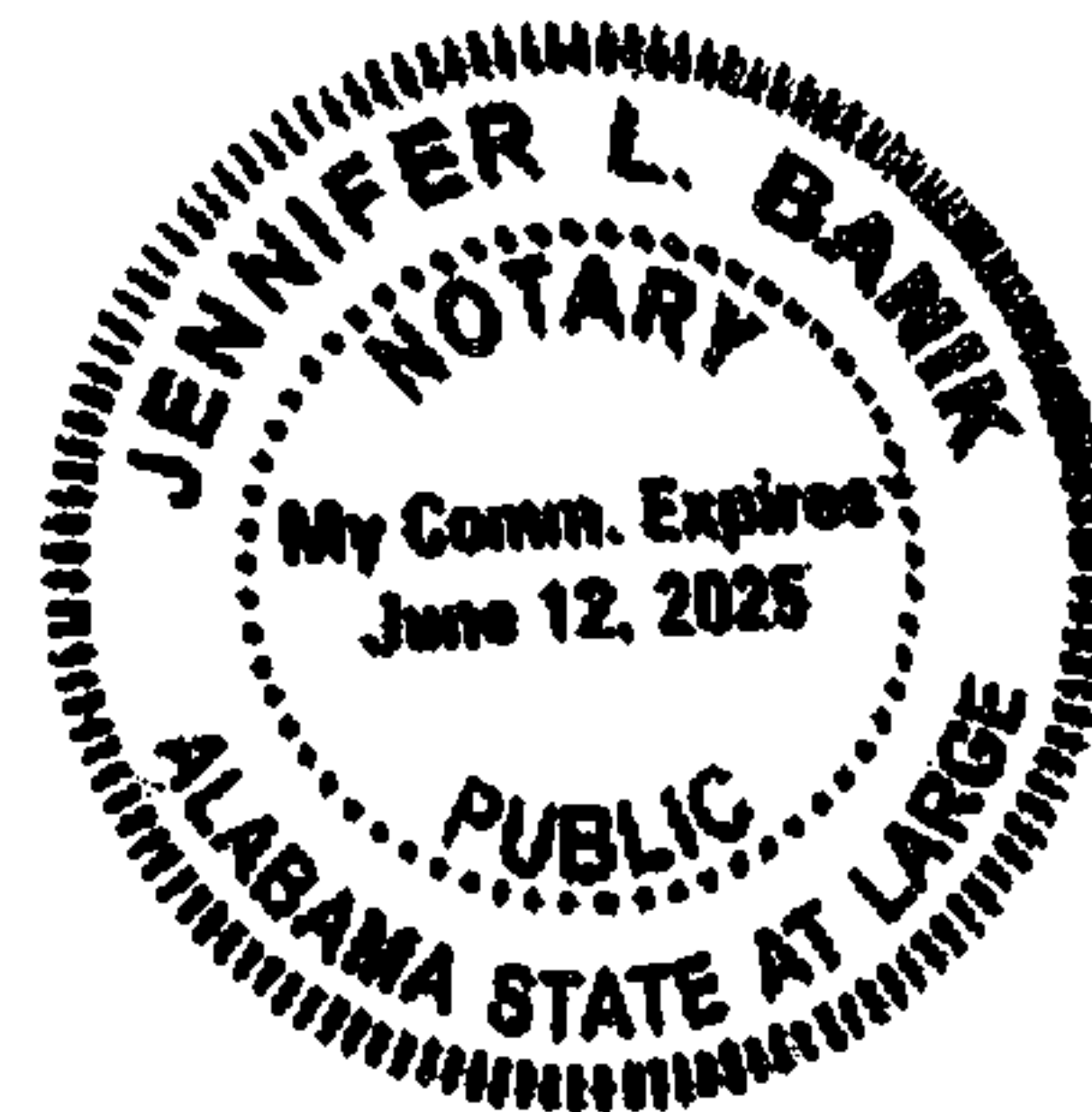
I, the undersigned, Notary Public in and for said County, in said State, do hereby certify that **Julie Ann Purner**, whose name as Attorney in Fact for **James H. Moore and Shirley A. Moore**, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, she in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 9th day of December, 2021.



Notary Public

My commission expires: _____



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

Date of Sale	<u>December 9, 2021</u>
Total Purchase Price	<u>\$220,000.00</u>
Or	
Actual Value	<u>\$</u>
Or	
Assessor's Market Value	\$

Form RT-1