205-/33-2600 2700 Highway 280 Ste 380E

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 550
241 Willow View Circle 12/10/2021 01:27:39 PM
Wilsonville, AL 35186 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 GRANTO day of Beech Ber, 2021, 210, 2021,	RS have hereunto set their hands and seals, this the 9th 21 01:27:39 PM DEEDS 2/3
James H. Moore by Julie Ann Purner, hi	and bure his abtorney along that s Attorney-In-Fact
Shirly a Mwrak, July C Shirley A. Moore by Julie Ann Purner, h	er Attorney-In-Fact
STATE OF ALABAMA COUNTY OF JEFFERSON)
that Julie Ann Purner, whose name as A Moore, is signed to the foregoing instrument	and for said County, in said State, do hereby certify ttorney in Fact for James H. Moore and Shirley A. It, and who is known by me, acknowledged before mentents of said instrument, she in her capacity as such

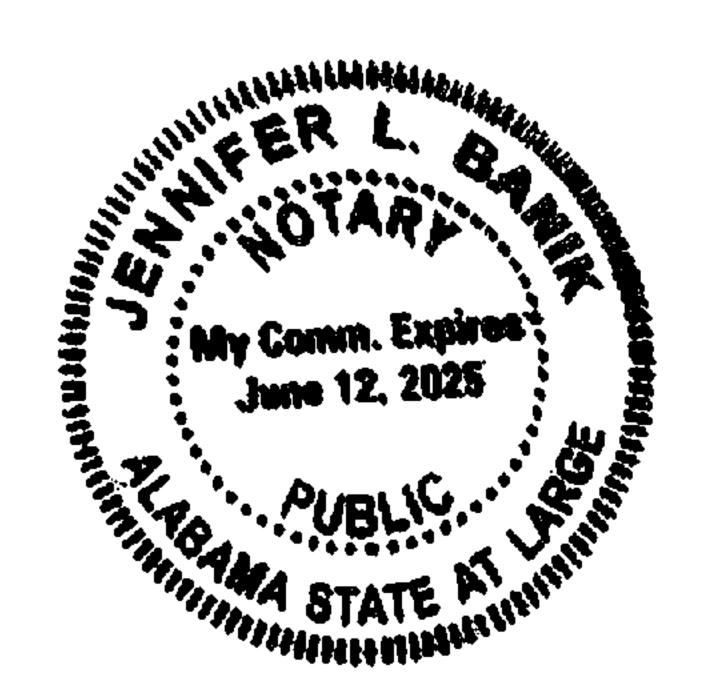
Given under my hand and office seal this the 9th day of December, 2021.

Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears

Notary Public

date.

My commission expires:



Real Estate Sales Validation Form

20This Proposts gruststy filedzin accordance with Code of Alabam 1873, Section 40-22-1

Grantor's Name James H. Moore and Shirley A. Moore Mailing Address Wilsonville, AL 35186 Property Address 241 Willow View Circle Wilsonville AL 35186		. Moore	Grantee's Name Mailing Address	Todd Michael Carroll and Virginia Hale Carroll 241 Willow View Circle Wilsonville, AL 35186	
	Wilsonville, AL 35186		Date of Sale Total Purchase Price Or Actual Value Or	\$	
The purchase process (check one) (Re	rice or actual value claimed ecordation of documentary	d on this form car evidence is not re	Assessor's Market Value be verified in the equired)	following documentary evidence:	
Bill of S Sales Co		Appraisa Other:			
x_Closing	Statement	<u> </u>			
If the conveyanthe filing of this	ce document presented for form is not required.	recordation cont	ains all of the requi	ired information referenced above,	
		Instructi	ons		
	and mailing address - prov t mailing address.	ide the name of t	he person or person	ns conveying interest to property	
Grantee's name being conveyed	and mailing address - prov	vide the name of t	he person or perso	ns to whom interest to property is	
	s - the physical address of o the property was conveyed		g conveyed, if avai	ilable. Date of Sale - the date on	
	price - the total amount pai e instrument offered for rec		e of the property, b	oth real and personal, being	
conveyed by the	f the property is not being a e instrument offered for rec assessor's current market v	cord. This may be	e of the property, as evidenced by an a	both real and personal, being appraisal conducted by a licensed	
current use valu	ation, of the property as de y for property tax purposes	etermined by the	local official charg	of fair market value, excluding ed with the responsibility of penalized pursuant to Code of	
accurate. I furth penalty indicate	er understand that any false d it ma 197	elief that the info Eiled and Recorded Official Public Record Sudge of Probate, SI Clerk Shelby County AR	ned on this form more relations the results and the results and the results are results and the results are results and the results are re	in this document is true and nay result in the imposition of the a, County	
Date		12/10/2021 01:27:39			
Unatteste	(verified by)	\$32.00 CHERRY 20211210000587 550	Sign / / Grantor/Grant	ee/Or S. Burle	