

This Instrument was Prepared by:

Send Tax Notice To: William F. Fleagle
Leigh Ann Fleagle

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

306 East College St
Columbiana, AL 35051

File No.: MV-22-28217

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Eighty Thousand Dollars and No Cents (\$480,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Andrew Moore and Diane Moore, husband and wife**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **William F. Fleagle and Leah Ann Fleagal** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

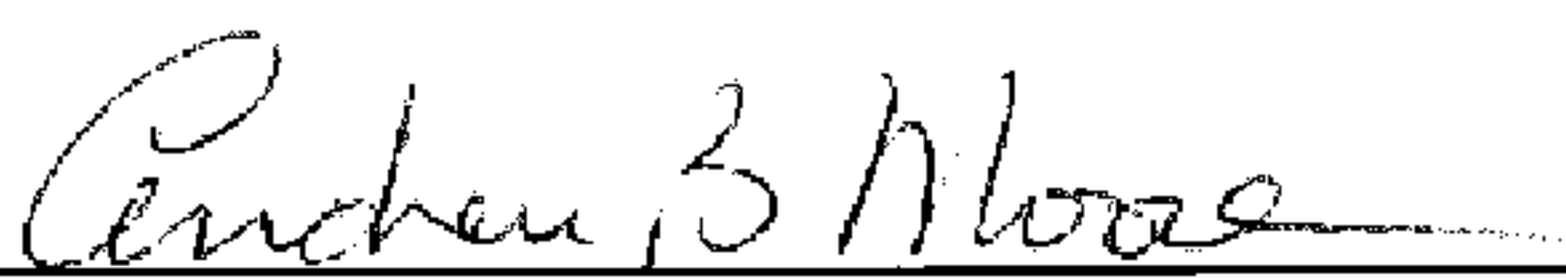
Property may be subject to all 2022 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$288,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives 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 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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 16th day of May, 2022.


Andrew Moore

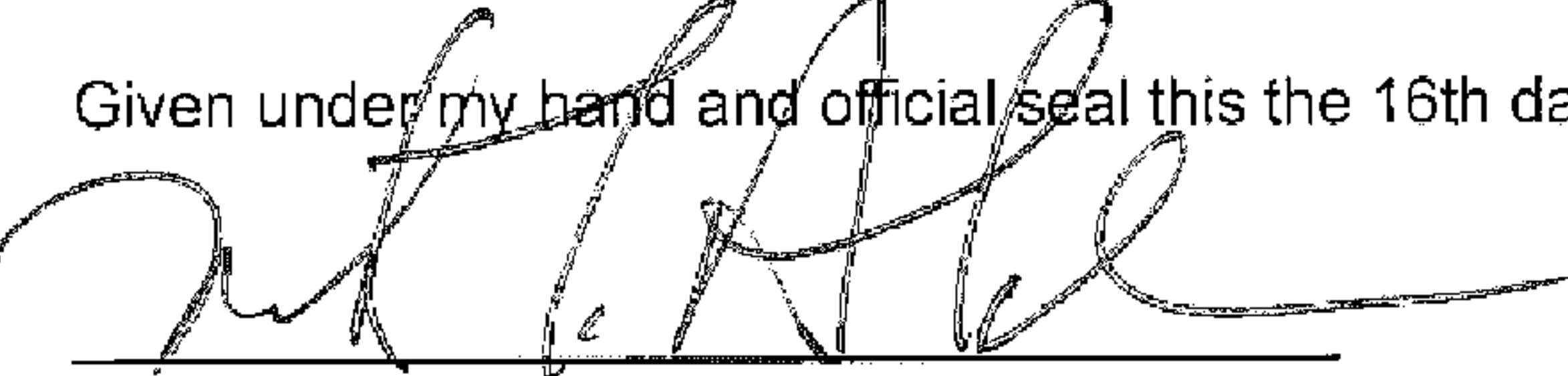

Dianne Moore

State of Alabama

County of Shelby

I, , a Notary Public in and for the said County in said State, hereby certify that Andrew Moore and Dianne Moore, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of May, 2022.


Notary Public, State of Alabama

My Commission Expires: 9-1-24

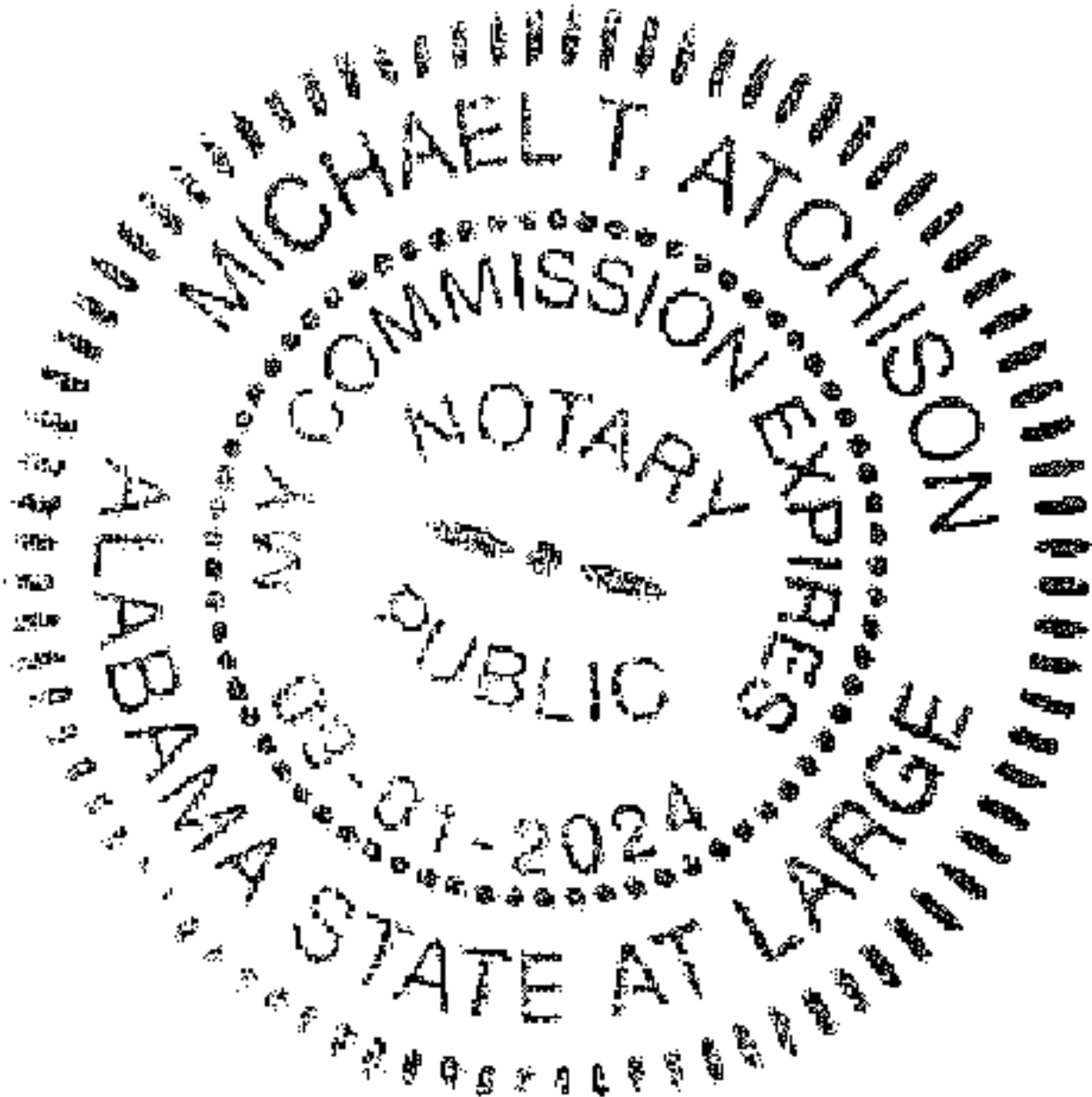


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in NW 1/4 of the NW 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at intersection of the West boundary of Thompson Street and the South boundary of Carter Lane; thence South 3 degrees 28 minutes 44 seconds East along the West right of way of Thompson Street a distance of 120.15 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 219.47 feet to the intersection of said West right of way of Thompson Street and the North right of way of East College Street; thence South 76 degrees 42 minutes 33 seconds West along said East College Street and leaving said Thompson Street a distance of 127.37 feet; thence North 0 degrees 18 minutes 28 seconds West and leaving said right of way a distance of 187.37 feet; thence North 2 degrees 17 minutes 28 seconds West a distance of 54.63 feet; thence North 86 degrees 47 minutes 3 seconds East a distance of 114.01 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated September 17, 2002.

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

Grantor's Name	Andrew Moore Dianne Moore	Grantee's Name	William F. Fleagle Leigh Ann Fleagle
Mailing Address	30535 Hwy 25 Wilsonville AL 35186	Mailing Address	
Property Address	306 College St. Columbiana, AL 35051	Date of Sale	May 16, 2022
		Total Purchase Price	\$480,000.00
		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 of 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 May 12, 2022Print Andrew MooreUnattestedSign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/16/2022 03:12:15 PM
\$220.00 JOANN
20220516000199500

*Allen S. Boyd***Form RT-1**