

Return to: Orange Coast Lender Services
1000 Commerce Drive, Suite 520, Pittsburgh, PA 15275

Reference Number: 761522

Mail Tax Statements to: John James Moser and Tracy Taylor Moser, 823 Bishops Court,
Birmingham, AL 35242

STATE OF ALABAMA
COUNTY OF SHELBY

QUITCLAIM DEED

Exempt pursuant to Section 40-22-1(b)(2)

JOHN JAMES MOSER and wife, TRACY TAYLOR MOSER erroneously of record as TRACY CLAIRE MOSER, whose mailing address is 823 Bishops Court, Birmingham, AL 35242, hereinafter referred to as "Grantor"

and

JOHN JAMES MOSER and wife, TRACY TAYLOR MOSER, whose mailing address is 823 Bishops Court, Birmingham, AL 35242, hereinafter referred to as "Grantee",

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Zero and 00/100 Dollars (\$0.00), and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor does hereby remise, release and quitclaim unto Grantee all of their right, title and interest in and to the following described tract or parcel of land, located in the County of Shelby, State of Alabama:

Lot 10-B, according to a Resurvey of Lot, 9, Greystone, 8th Sector, Phase 1, and Lots 10-A and 11- A, a Resurvey of Lots 10 and 11, Greystone, 8th Sector, Phase 1, as recorded in Map Book 24, Page 28 in the Probate Office of Shelby County, Alabama.

The property is conveyed subject to the following:

1. Ad valorem taxes due and payable October 1, 1998, and all subsequent years thereafter.
2. Fire district dues and library district assessments for the current year and all subsequent years

3. Mining and mineral rights not owned by the Grantor.

4. All applicable zoning ordinances.

5. The easements, restrictions, reservations, covenants, agreements and all other terms and provisions of the Greystone Residential Declaration of Covenants, Conditions and restrictions dated November 6, 1990 and recorded in the probate office of Shelby County, Alabama, as amended (which together with all amendments thereto hereinafter collectively referred to as the "Declaration:").

6. Any dwelling built on the property shall contain not less than 3,000 square feet of living space as defined in the Declaration, for a single story house 3,600 square feet of living space as defined in the Declaration for multi-story home.

7. Subject to the provisions of Sections 6.04 (c), 6.04(d) and 6.05 of the Declaration, the property shall be subject to the following minimum setbacks:

- (i) Front setback 35 feet
- (ii) Rear Setback 50 feet
- (iii) Side Setbacks 15 feet

The foregoing setbacks shall be measured from the property lines of the property.

8. All easements, restrictions, reservations, agreements, rights of way, building setback lines and any other matters of record.

Being the same property conveyed unto John James Moser and Tracy Claire Moser by Deed dated July 13, 1998 and recorded July 15, 1998, as Instrument No. 1998-26788, in the Office of the Judge of Probate of Shelby County, State of Alabama.

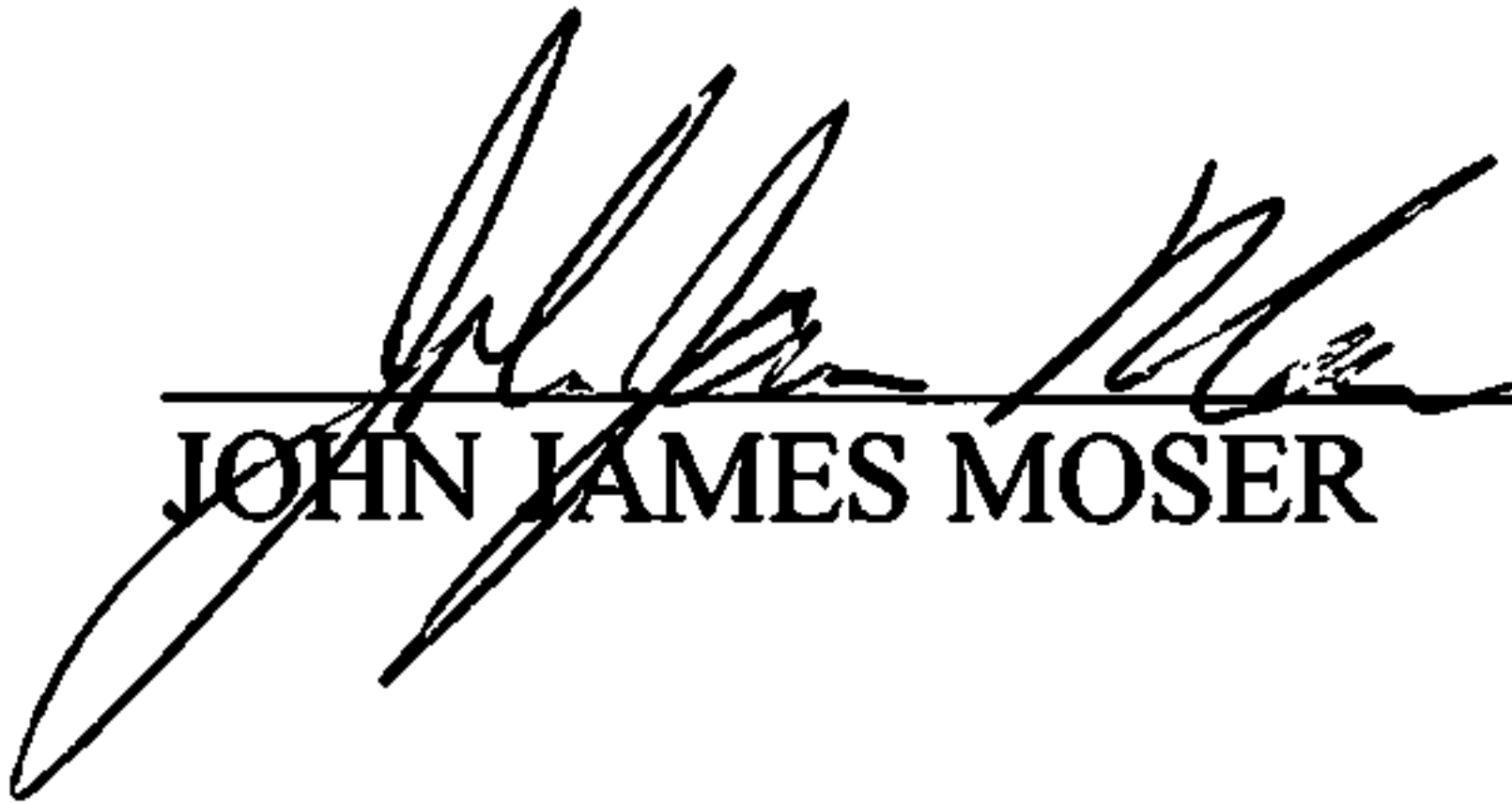
This deed conveys any and all interest of Grantor in said property and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OF THE TITLE THERETO AND IS FURTHER SUBJECT TO THE FOLLOWING:

- 1. All easements, covenants, conditions and matters of public record and rights or claims of parties in possession whether or not shown by the public records.
- 2. Easements or claims of easements, whether or not shown by the public records.
- 3. Encroachments, overlaps, boundary line disputes, or other matters whether or not the same would be disclosed by accurate survey and inspection of the premises.
- 4. Any lien or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law whether or not shown by the public records.
- 5. Taxes, assessments or dues.

20220602000221650 06/02/2022 09:53:08 AM QCDEED 3/5
TO HAVE AND TO HOLD 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
their heirs, executors, administrators and assigns forever, together with every contingent
remainder and right of reversion.

TO HAVE AND TO HOLD to the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 17 day
of May, 2022



JOHN JAMES MOSER

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that JOHN
JAMES MOSER, whose name is signed to the foregoing instrument and who is known to me,
acknowledged before me on this day that, being informed of the contents of the instrument,
he/she executed the same voluntarily on the day the same bears date.

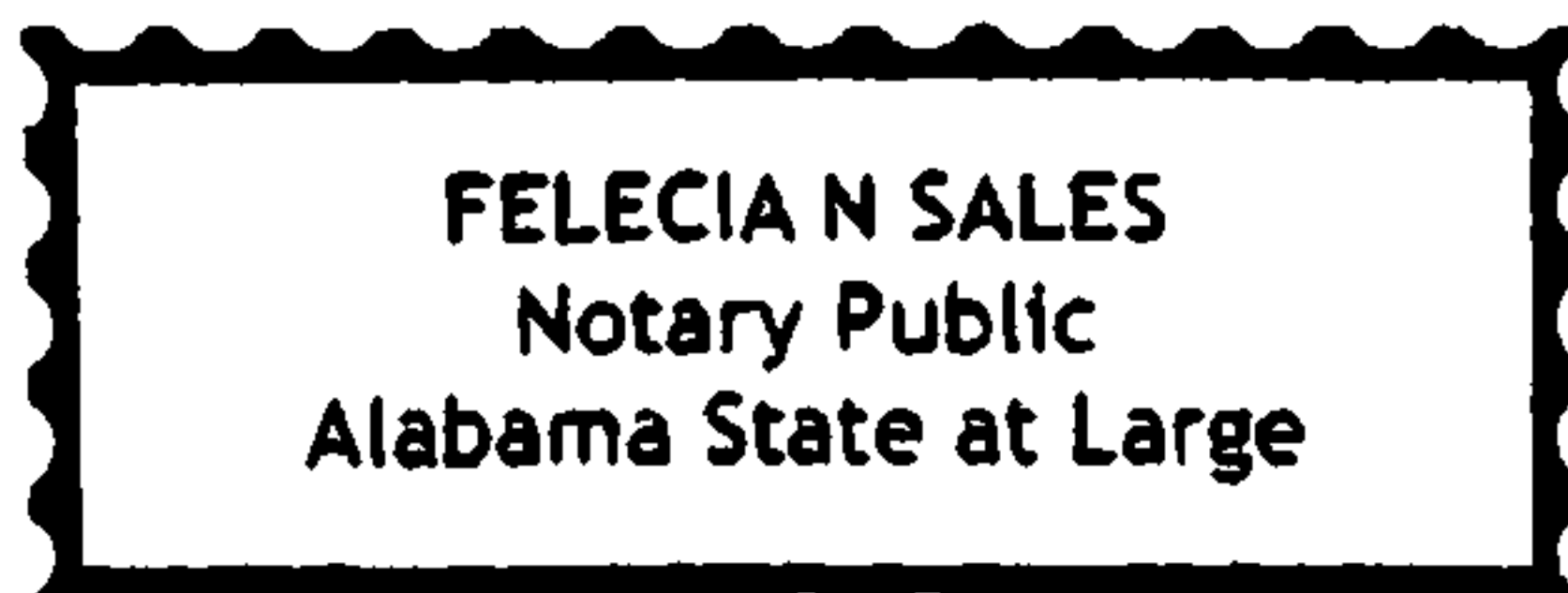
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 17 day of
May, 2022.



Notary Public
Felecia N. Sales

Print Name

My Commission expires: 11/20/2024



20220602000221650 06/02/2022 09:53:08 AM QCDEED 4/5
IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 17 day
of May, 2022.

Tracy Taylor Moser
TRACY TAYLOR MOSER
erroneously of record as
TRACY CLAIRE MOSER

STATE OF ALABAMA
COUNTY OF Shelby

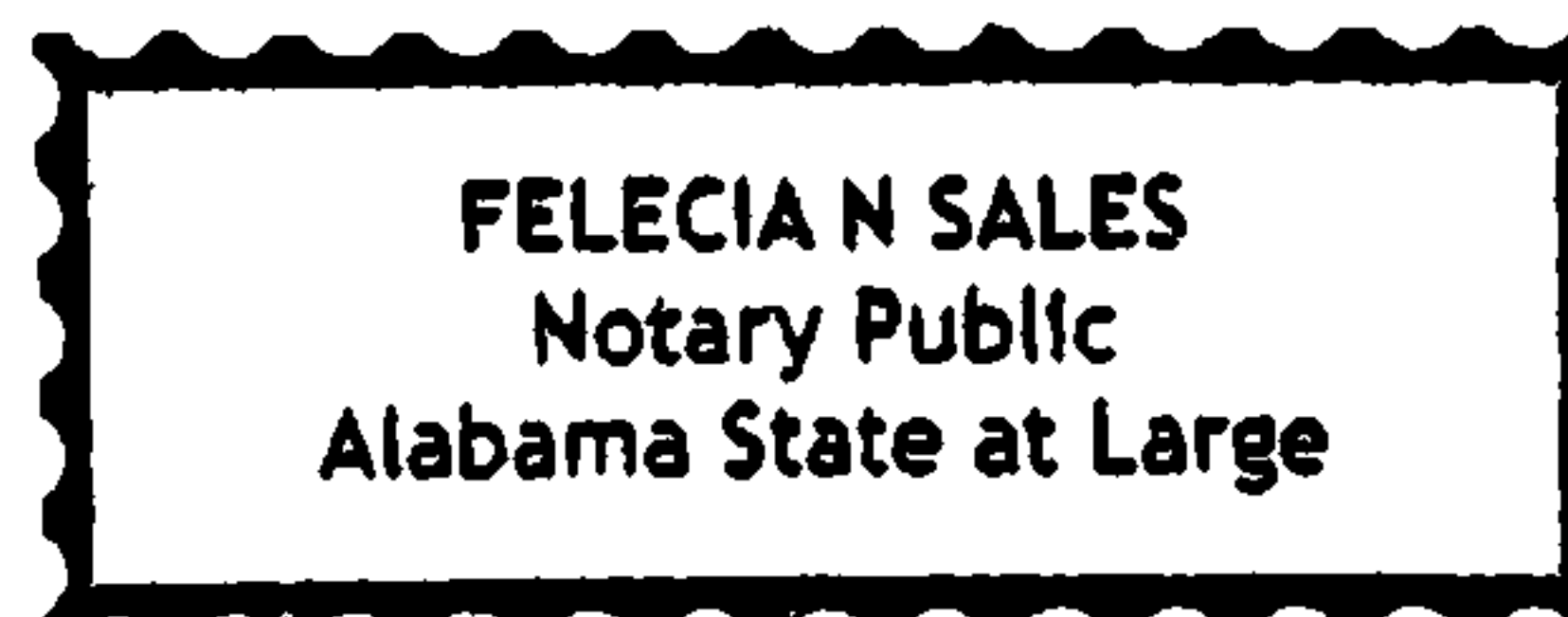
I, the undersigned Notary Public in and for said County and State, hereby certify that TRACY TAYLOR MOSER erroneously of record as TRACY CLAIRE MOSER, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 17 day of
May, 2022.

Felecia N. Sales
Notary Public
Felecia N. Sales

Print Name

My Commission expires: 11/20/2024



This instrument prepared by:
Curtis Hussey, Esq. - Alabama Bar No.: HUS004
82 Plantation Pointe Road, #288 Fairhope, Alabama 36532

Grantor's address:
John James Moser and Tracy Claire Moser, 823 Bishops Court, Birmingham, AL 35242

Grantee's address:
John James Moser and Tracy Taylor Moser, 823 Bishops Court, Birmingham, AL 35242

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

Grantor's Name JOHN JAMES MOSER and , TRACY TAYLOR MOSER
Mailing Address 823 Bishops Court, Birmingham, AL 35242

Grantee's Name JOHN JAMES MOSER and , TRACY TAYLOR MOSER
Mailing Address 823 Bishops Court, Birmingham, AL 35242

Property Address 823 Bishops Court, Birmingham, AL 35242

Date of Sale May 17, 2022

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 580,100.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/02/2022 09:53:08 AM
 \$36.00 JOANN
 20220602000221650

Allen S. Byrd

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

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 5.17.22

☒ Unattested

Allen S. Byrd
 (verified by)

Print John James Moser Tracy Taylor Moser
 Sign John James Moser Tracy Taylor Moser
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1