

Prepared by:
Cassy L. Dailey
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
James H. Moore
Darth Moore
James H. Moore II
449 Camp Branch Rd.
Alabaster, AL 35007

STATUTORY DEED WITH JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

That in consideration of One Hundred Eight Thousand Dollars and No Cents (\$108,000.00) to the undersigned Grantor, Michelle Howton Hyde, a married person, whose mailing address is:

3940 Smokey Road, Alabaster, AL 35007

(herein referred to as Grantor) in hand paid by the Grantees, herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto James H. Moore, Darth Moore, and James H. Moore II, whose mailing address is:

460 Circle D Rnch, Montevallo, AL 35115

(herein referred to as Grantees), as joint tenants, with right of survivorship the following described real estate situated in Shelby County, Alabama, to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

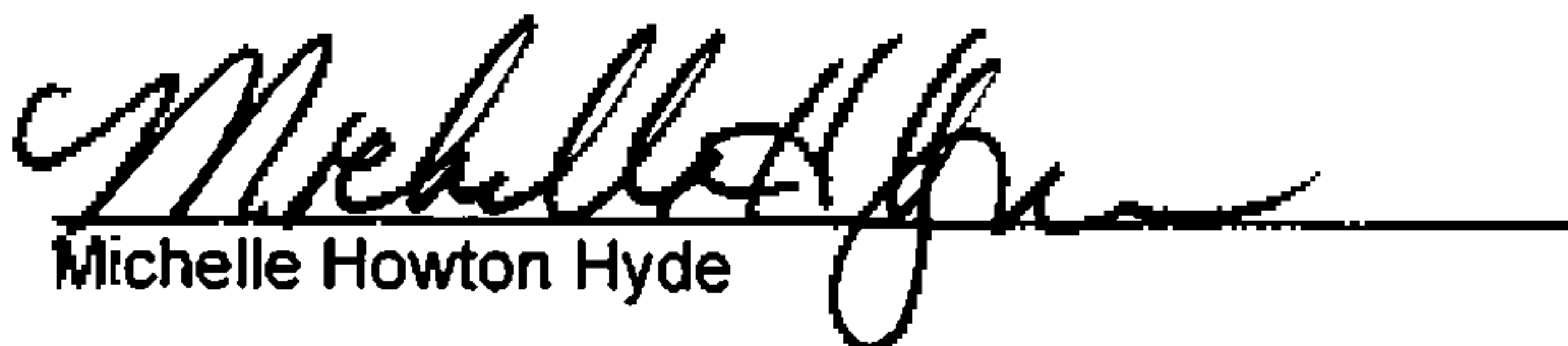
The property herein conveyed does not constitute the homestead of the Grantor, nor that of her spouse, neither is it contiguous hereto.

Stanley L. Howton, for which a life estate was reserved in that certain deed recorded at Instrument No. 20200103000006430, is deceased, and died on or about December 22, 2019.

TO HAVE AND TO HOLD, unto the said Grantees, as joint tenants, with the right of survivorship, 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.

Warranties of covenant are disclaimed herein except Grantor does hereby warrant the title to said property against lawful claims of all persons claiming by, through and under the Grantor.

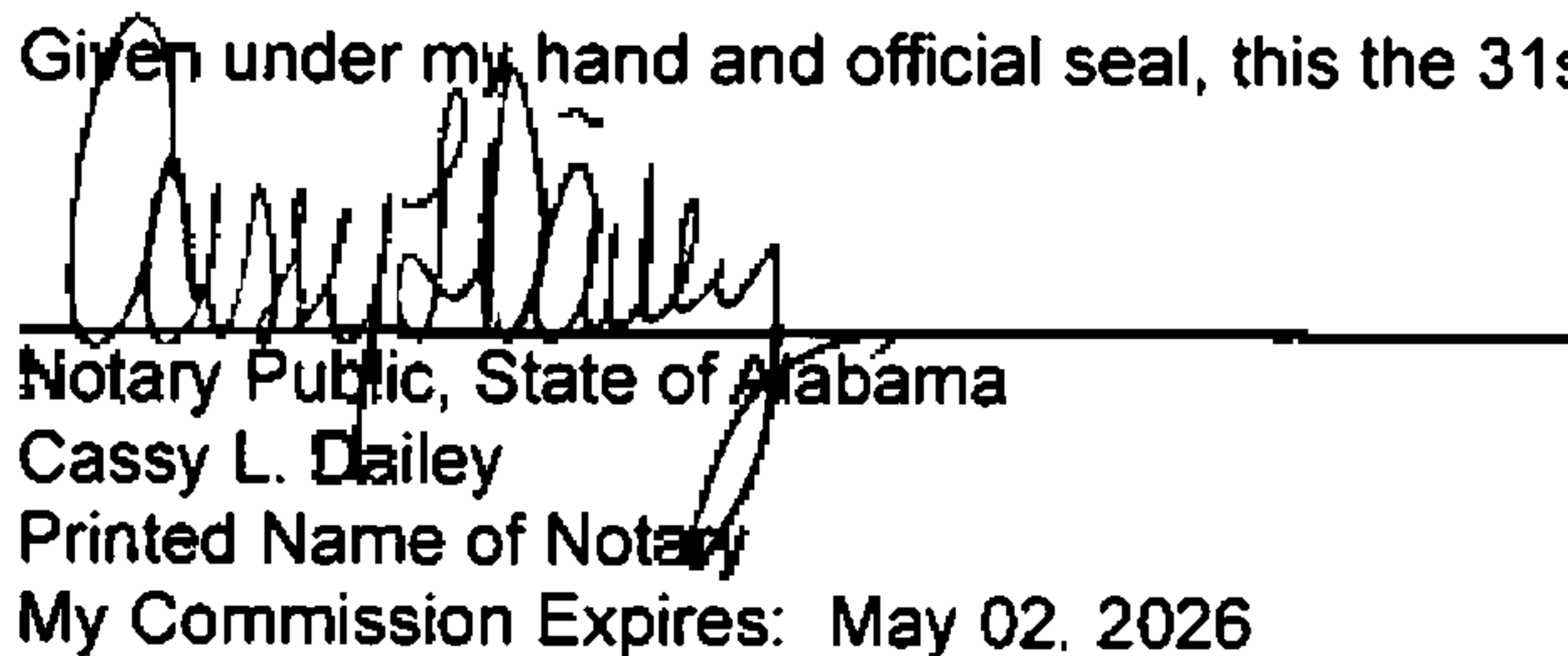
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 31st day of May, 2022.


Michelle Howton Hyde

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Michelle Howton Hyde, is signed to the foregoing conveyance and who is 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 31st day of May, 2022.


Notary Public, State of Alabama
Cassy L. Dailey
Printed Name of Notary
My Commission Expires: May 02, 2026

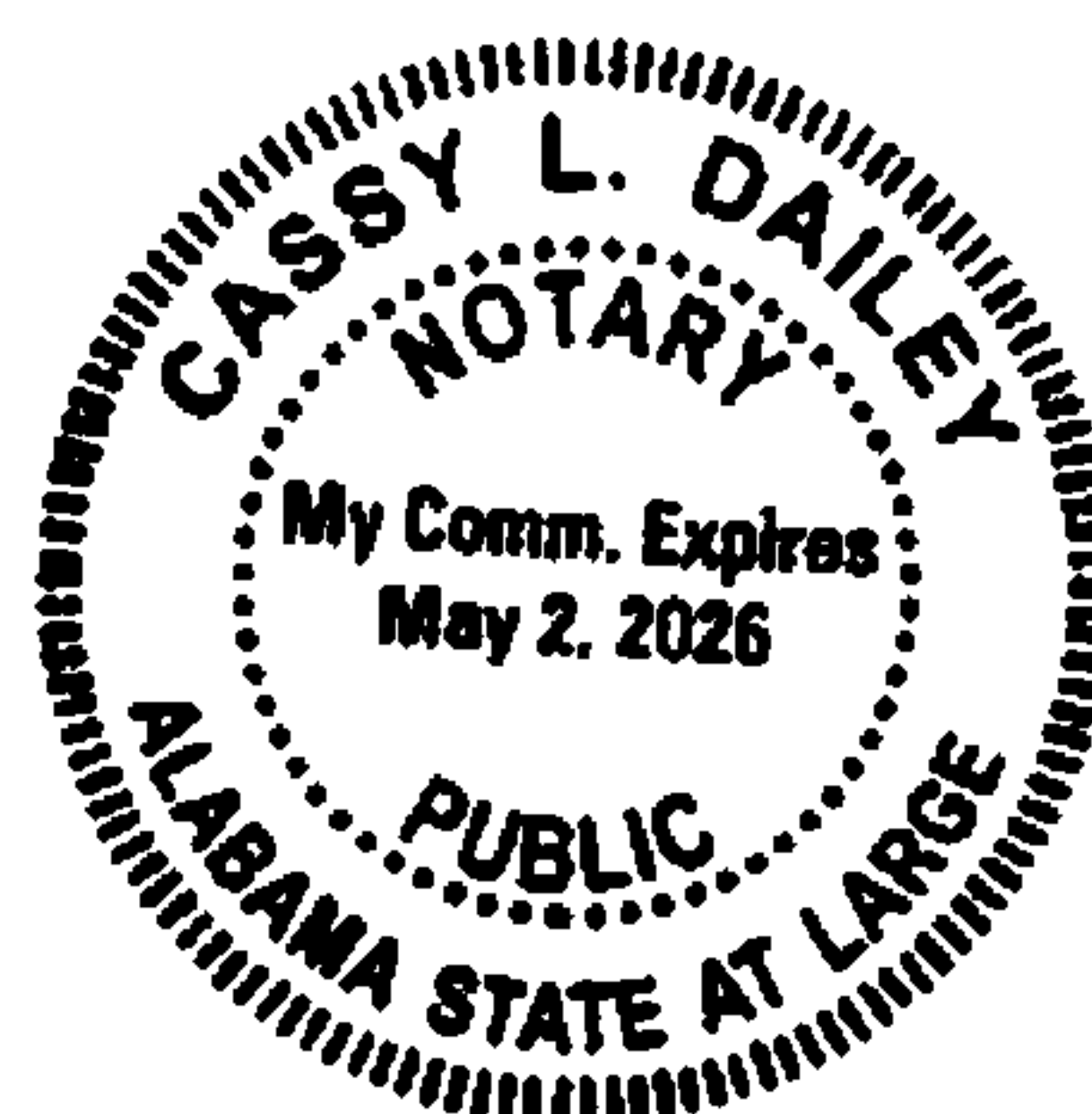
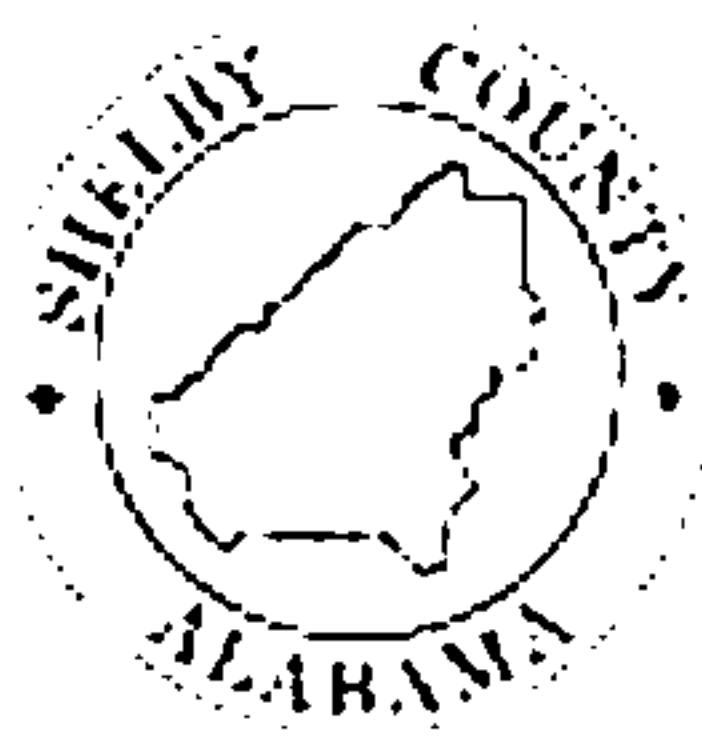


EXHIBIT "A"
LEGAL DESCRIPTION

Township 21 South, Range 2 West, Shelby County, Alabama, described as follows:
Begin at the southwest corner of said Section 9; thence north along the west line of said section 9 a distance of 320.00 feet; thence turn right 100 degrees 13 minutes 37 seconds and run in a southeasterly direction a distance of 527.66 feet to a point on the westerly boundary of Camp Branch Road; thence turn right 83 degrees 26 minutes 35 seconds and run in a southerly direction along Camp Branch Road a distance of 87.86 feet to a point on a clockwise curve having a central angle of 17 degrees 42 minutes 28 seconds and a radius of 485.00 feet; thence run southerly and westerly along Camp Branch Road an arc distance of 149.89 feet to a fence line; thence turn right 69 degrees 28 minutes 06 seconds from tangent and run in a westerly direction along a fence a distance of 481.33 feet to the point of beginning; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/09/2022 11:54:24 AM
\$134.00 CHERRY
20220609000230950

Allen S. Bayl