

Send tax notice to:
Steve and Karen Moore
4721 Sandpiper Lane
Birmingham, AL 35244

This instrument prepared by:
A. Eric Johnston
Attorney at Law
1200 Corporate Drive, Suite 107
Birmingham, AL 35242

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$1.00 and other good and valuable consideration in hand paid to Karen Lane York Moore and Byron Thomas York, as personal representatives of the Estate Helen York, A/K/A Helen Hamilton York, deceased, (Grantor) by Jerry Steven Moore and spouse, Karen York Moore, (Grantee) the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the survey of York Subdivision, as recorded in Map Book 24, Page 19, in the Probate office of Shelby County, Alabama

Subject to mortgages, restrictions, encumbrances, and other matters of record.

This deed is given by Karen Lane York Moore and Byron Thomas York, pursuant to Letters Testamentary issued by the Estate of Helen York, A/K/A Helen Hamilton York, deceased, in the Probate Court of Jefferson County, Alabama, Case Number 22BHM00384, a copy of which Letters Testamentary is attached hereto as Exhibit "A".

NO TITLE OPINION GIVEN.

TO HAVE AND TO HOLD unto Grantees, their successors and assigns forever.

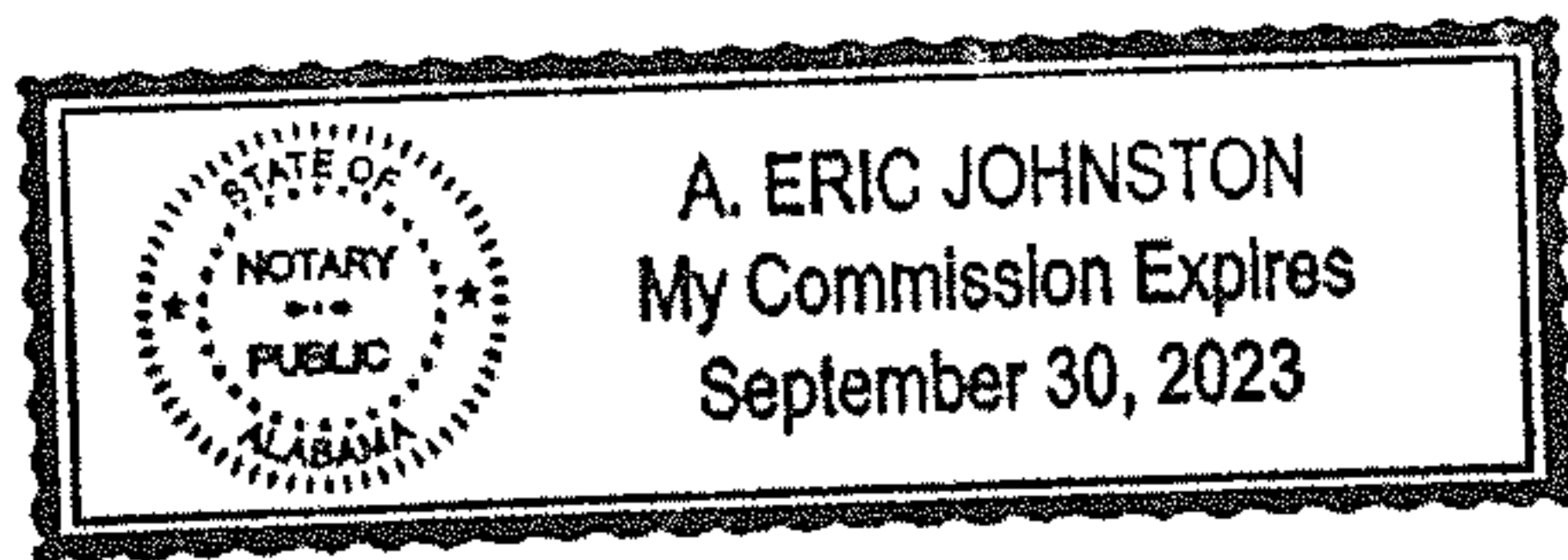
IN WITNESS WHEREOF, Grantor has caused the presents to be executed on the 19th
day of July, 2022.

Karen Lane York Moore
Karen Lane York Moore, Personal Representative

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Karen Lane York Moore**, as personal representative, 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, with full authority, executed the same voluntarily.

Given under my hand and official seal this the 19th day of July, 2022.



[Signature]
Notary Public

Print Name: A. Eric Johnston

My Commission Expires: 9.30.23

IN WITNESS WHEREOF, Grantor has caused the presents to be executed on the 21st
day of July, 2022.

Byron Thomas York
Byron Thomas York, Personal Representative

STATE OF DC
COUNTY OF Washington)

I, the undersigned, a notary public in and for said county in said state, hereby certify that
Byron Thomas York, 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, with full
authority, executed the same voluntarily.

Given under my hand and official seal this the 21 day of July, 2022.

[Signature]
Notary Public

Print Name: Adam Nathan

My Commission Expires: 09/30/2022

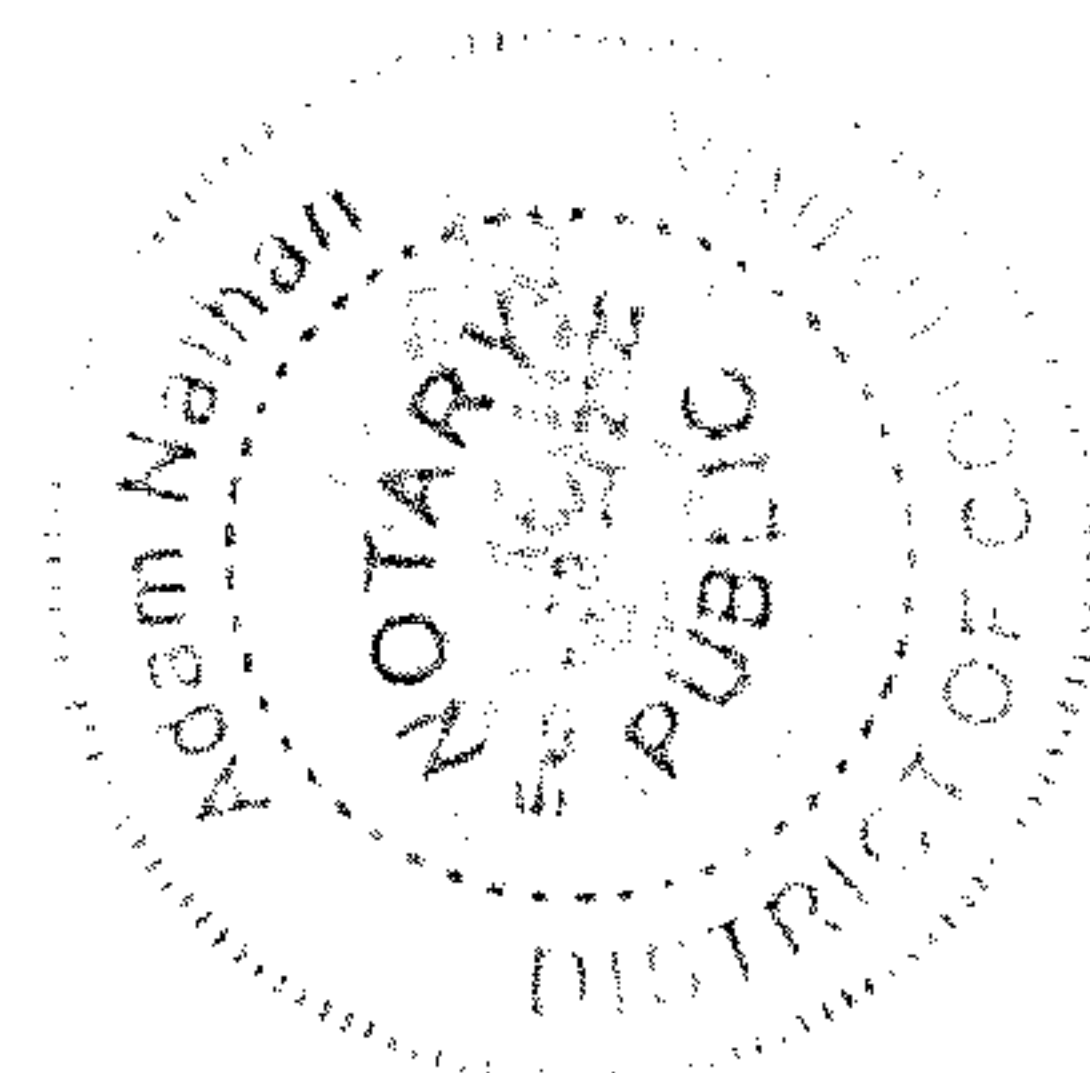


EXHIBIT "A"

LETTERS TESTAMENTARY

IN THE MATTER OF THE ESTATE OF:

IN THE PROBATE COURT OF
JEFFERSON COUNTY, ALABAMA

HELEN YORK, A/K/A,
HELEN HAMILTON YORK,

Deceased

CASE NO. 22BHM00384

LETTERS TESTAMENTARY

The Will of the above-named deceased having been duly admitted to record in said county, **Letters Testamentary** are hereby granted to KAREN LANE YORK MOORE & BYRON THOMAS YORK, the Personal Representative named in said will, who has complied with the requisitions of the law and is authorized to administer the estate. Subject to the priorities stated in §43-8-76, Code of Alabama (1975, as amended), the said Personal Representative, acting prudently for the benefit of interested persons, has all the powers authorized in transactions under §43-2-843, Code of Alabama (1975, as Amended).

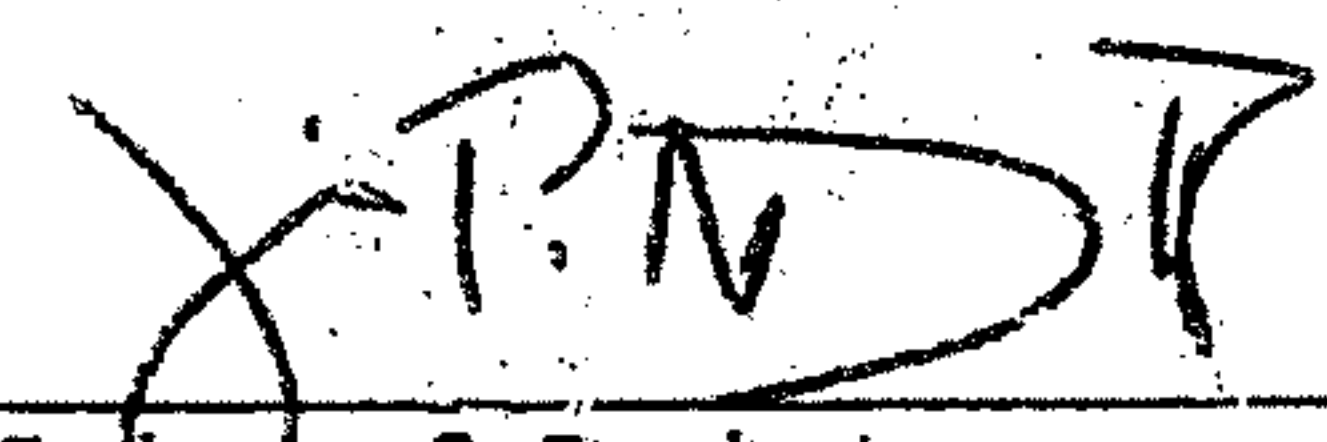
WITNESS my hand this date, 15th day of February, 2022.

(SEAL)

JAMES P. NAFTEL, II
Judge of Probate

I, James P. Naftel, II, Judge of Probate Court of Jefferson County, Alabama, hereby certify that the foregoing is a true, correct and full copy of the **Letters Testamentary** issued in the above styled cause as appears of record in said Court. I further certify that said Letters are still in full force and effect.

WITNESS my hand and seal of said Court this date, February 15, 2022.



Judge of Probate

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

Grantor's Name Karen Moore, PR
 Mailing Address 4721 Sandpiper Lane
Birmingham, AL 35244

Grantee's Name Steve and Karen Moore
 Mailing Address 4721 Sandpiper Lane
Birmingham, AL 35244

Property Address 4721 Sandpiper Lane
Birmingham, AL 35244

Date of Sale _____
 Total Purchase Price \$ 1.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/22/2022 08:08:06 AM
 \$37.00 JOANN
 20220722000287490

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 223,000.00



The purchase price or actual value of 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 Tax exempt-bequest devise in Last Will and Testament
☐ 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 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 7.21.22

Print A. Eric Johnston

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1