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07/25/2022 03:41:28 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Joel A. Landon and Lily J. Landon
2305 Mountain Run
Birmingham, AL 35244

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **FOUR HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$465,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Bobby L. Moore, Jean Moore and Brenda J. Moore, as Trustees, or their successors in Trust, under the Moore Living Trust, dated February 27, 2009, and any amendments thereto**, whose address is 5532 Lazy Acres Trail, Pinson, AL 35126, (hereinafter "Grantor", whether one or more), by **Joel A. Landon and Lily J. Landon**, whose address is 2305 Mountain Run, Birmingham, AL 35244, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Joel A. Landon and Lily J. Landon**, the following described real estate situated in Shelby County, Alabama, the address of which is **2305 Mountain Run, Birmingham, AL 35244 to-wit:**

Lot 15, according to the Survey of Shadow Brook, as recorded in Map Book 6, Page 102A & B in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$441,750.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 22nd day of July, 2022.

Jean Moore and Brenda J. Moore, as Trustees, or their successors in Trust, under the Moore Living Trust, dated February 27, 2009, and any amendments thereto

By: Jean Moore
Jean Moore, Trustee

By: Brenda J. Moore
Brenda J. Moore, Trustee

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Jean Moore and Brenda J. Moore, Trustees of Jean Moore and Brenda J. Moore, as Trustees, or their successors in Trust, under the Moore Living Trust, dated February 27, 2009, and any amendments thereto whose name(s) is/are 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, (s)he, in their capacity, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of July, 2022.

[Signature]
Notary Public
My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$49.50 JOANN
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Allen S. Bayl