

Send tax notice to:
MOORE LIVING TRUST
2151 BROOK HIGHLAND RIDGE
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2022410

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Hundred Ninety-Nine Thousand Nine Hundred and 00/100 Dollars (\$899,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **RALPH CARRIGAN and WANDA CARRIGAN, HUSBAND AND WIFE** whose mailing address is: 445 Marina Point Rd A 305 Nadeville (hereinafter referred to as "Grantors") by **Jerry Steven Moore and Karen Y Moore, Trustees, or their successors in trust under the Moore Living Trust, dated February 29, 2016, ad any amendment thereto** whose property address is: **2151 BROOK HIGHLAND RIDGE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2203, according to the Brook Highland, 22nd Sector, an Eddleman Community, as recorded in Map Book 28, Page 81, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Right of way to Water Works and Sewer Board recorded in Instrument No. 1992-31642 and Instrument No. 1992-31643.
5. Restrictions appearing of record in Instrument No. 1993-1877; Instrument No. 1997-34700; Instrument No. 1998-19414; Instrument No. 2001-1342 and Instrument No. 2001-4260.
6. Right-of-way granted to Alabama Power Company recorded in Instrument No. 2004-504330.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 26 day of July, 2022.

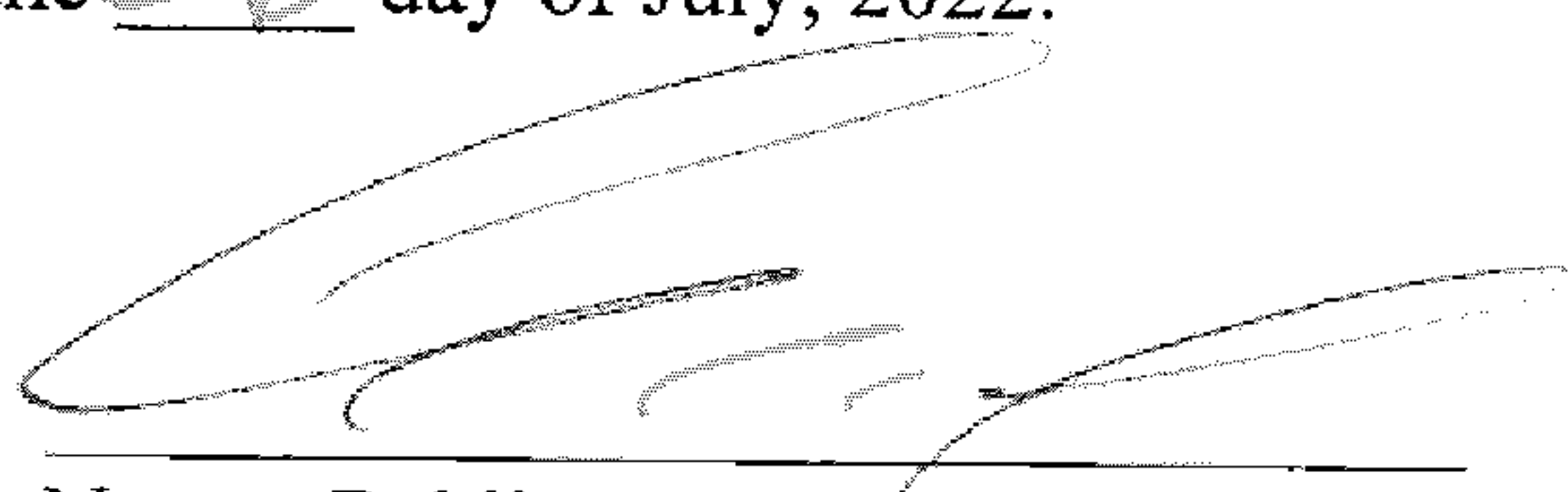

RALPH CARRIGAN


WANDA CARRIGAN

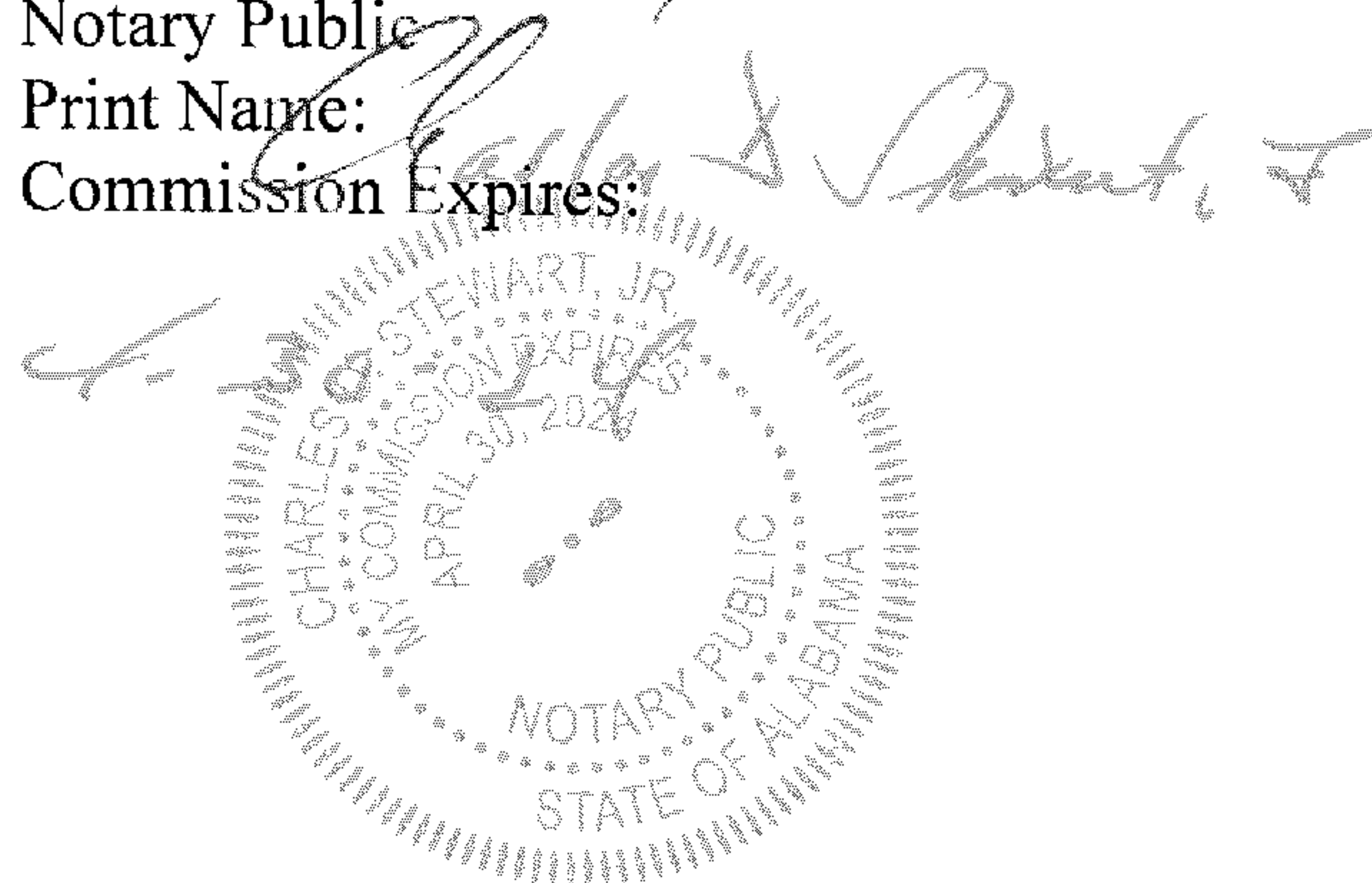
STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal this the 26 day of July, 2022.



Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/29/2022 11:56:02 AM
\$926.00 BRITTANI
20220729000297370

