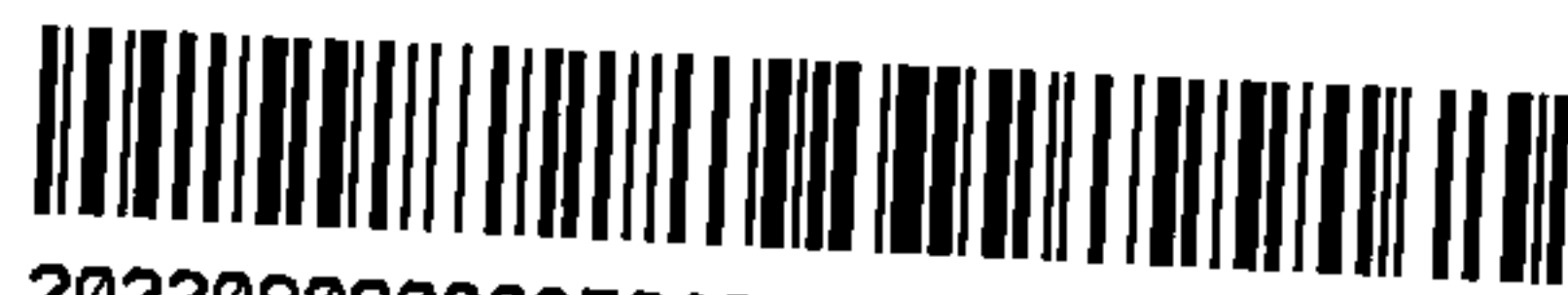


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051


20220908000350420 1/3 \$35.00
Shelby Cnty Judge of Probate, AL
09/08/2022 11:43:17 AM FILED/CERT

Send Tax Notice to:
Calvin J. Meadows
PO BOX 476
Montevallo AL 35115

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SEVEN THOUSAND DOLLARS AND NO CENTS (\$7,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, **Rosemary Moore, a single woman (herein referred to as Grantors)** grant, bargain, sell and convey unto **Calvin J. Meadows and wife, Beverly J Meadows (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

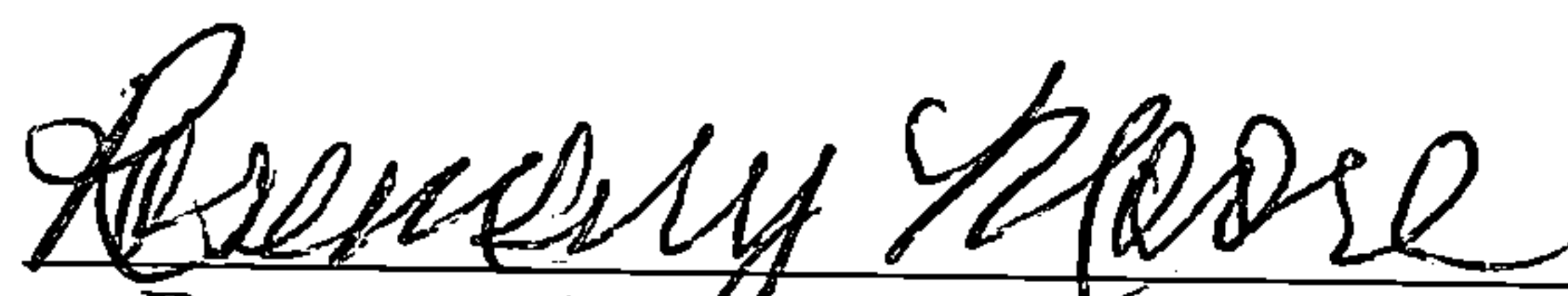
SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2022.
2. Easements, restrictions, rights of way, and permits of record

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

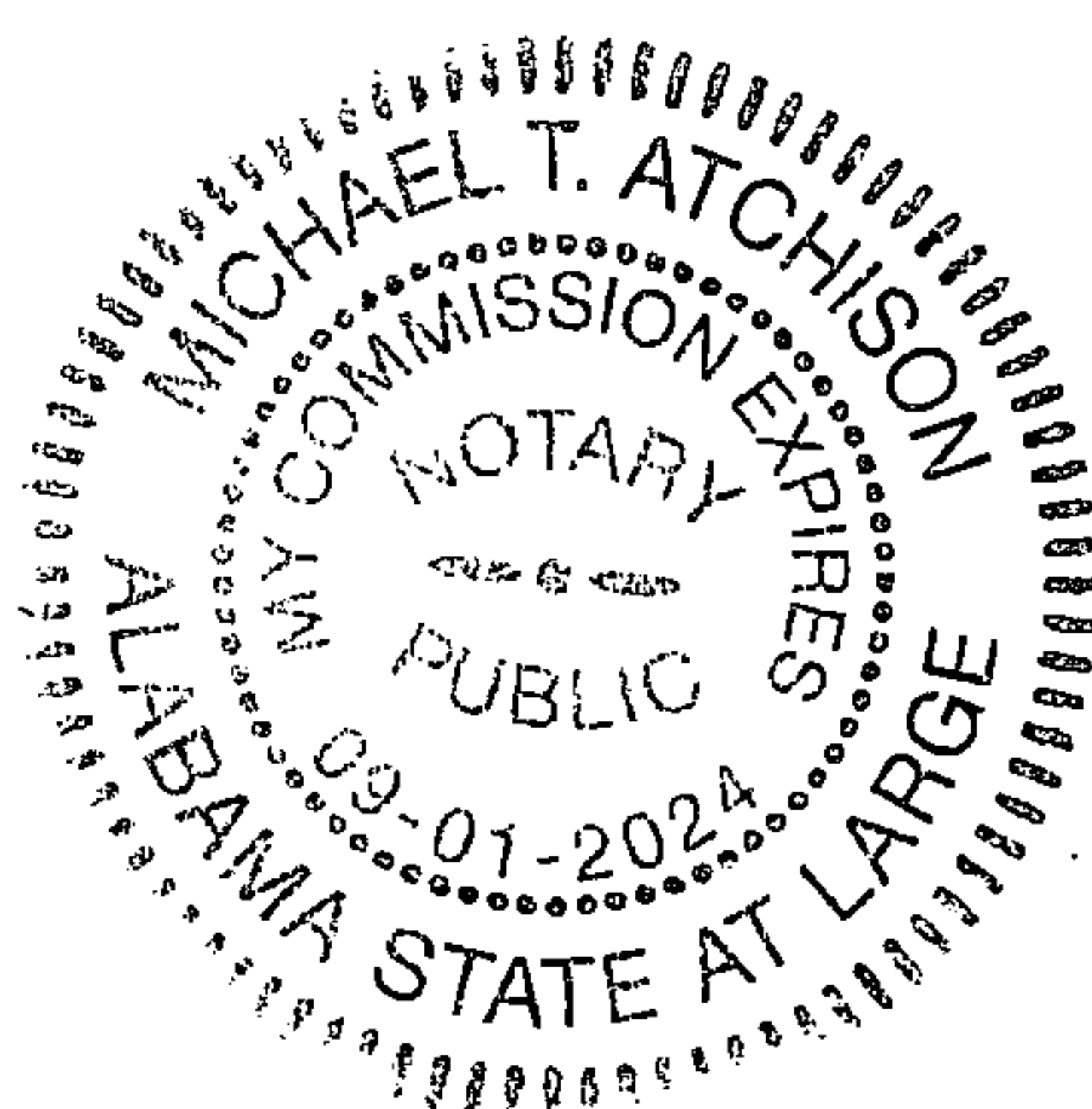
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of September, 2022.

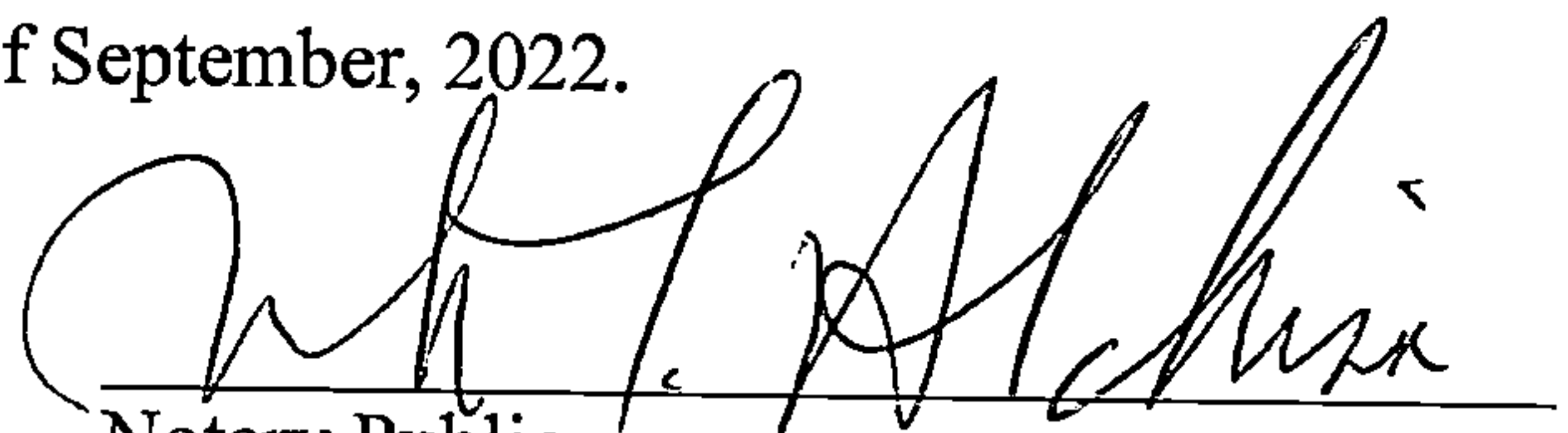

Rosemary Moore

STATE OF AL)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Rosemary Moore**, whose name is signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of September, 2022.




Notary Public
My Commission Expires:

Shelby County, AL 09/08/2022
State of Alabama
Deed Tax: \$7.00



20220908000350420 2/3 \$35.00
Shelby Cnty Judge of Probate, AL
09/08/2022 11:43:17 AM FILED/CERT

EXHIBIT A – LEGAL DESCRIPTION

Part of Lot 1 and Lot 8 in Block “B” of the Reynolds Addition to South Montevallo, according to the map or plat thereof entitled “Map of South Montevallo”, as surveyed by E.E. Todd, a Civil Engineer, of a portion of the NE 1/4 of Section 4, Township 24 North, Range 12 East, Shelby County, Alabama, as recorded in Map Book 3 at page 41, in the Office of the Judge of Probate of Shelby County, Alabama, and more particularly described as follows:

A rectangular lot 50 feet by 140 feet situated as follows:

Beginning at a point 100 feet in a Northerly direction from the Northwest corner of the intersection of White and Sanford Streets on Western boundary of Sanford Street; thence in a Westerly direction perpendicular to the said Sanford Street 140 feet; thence in a Northerly direction parallel to Sanford Street 50 feet; thence in an Easterly direction along the border to the Allen property 140 feet to Sanford Street; thence in a Southerly direction along the Western boundary of Sanford Street to the point of beginning; being situated in Shelby County, Alabama.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Rosemary Moore
Mailing Address 329 Golden Meadows Pl
Alabaster, AL 35007

Grantee's Name Calvin T. Meadows
Mailing Address P.O. Box 476
Montevallo, AL 35115

Property Address 429 Sanford St
Montevallo AL 35115

Date of Sale 8 Sept 2022
Total Purchase Price \$ 7,000

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

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 8 Sept 2022

Print Rosemary Moore

Sign Rosemary Moore
(Grantor/Grantee/Owner/Agent) circle one

Unattested



20220908000350420 3/3 \$35.00
Shelby Cnty Judge of Probate, AL
09/08/2022 11:43:17 AM FILED/CERT