


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


20221121000428240 1/2 \$242.00
Shelby Cnty Judge of Probate, AL
11/21/2022 10:00:35 AM FILED/CERT

Send Tax Notice to:
Carl Daniel Moore
Linda D. Moore
290 Hwy 416
Wilsonville, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWO HUNDRED SIXTEEN THOUSAND SEVEN HUNDRED DOLLARS AND NO CENTS (\$216,700.00)**, 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, ***Carl Daniel Moore and wife Linda D. Moore***, (herein referred to as ***Grantor***) grant, bargain, sell and convey unto ***Carl Daniel Moore and Linda D. Moore***, as ***joint tenants with right of survivorship***, (herein referred to as ***Grantees***), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

Lot 13A Megan’s Addition to Walter’s Cove Third Sector as recorded in Map Book 20, Page 6, in the office of the Judge of Probate, Shelby County, Alabama.

SUBJECT TO:

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


Carl D. Moore and Carl Daniel Moore are one in the same person.

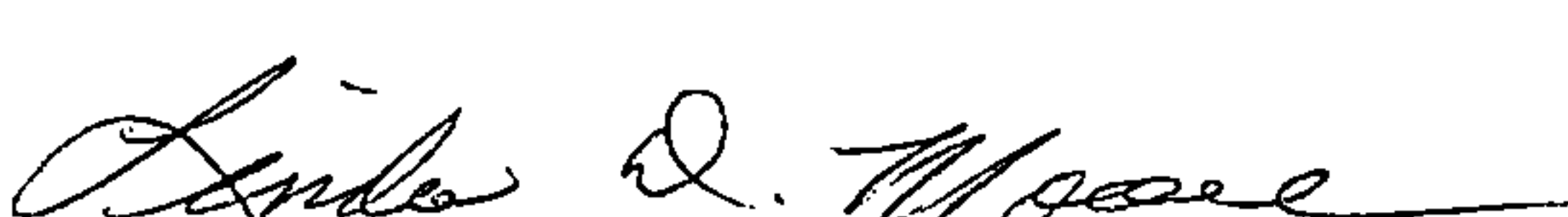
The above herein described property being Tax Parcel: 20-6-23-0-001-043.008

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 21st day of November 2022.

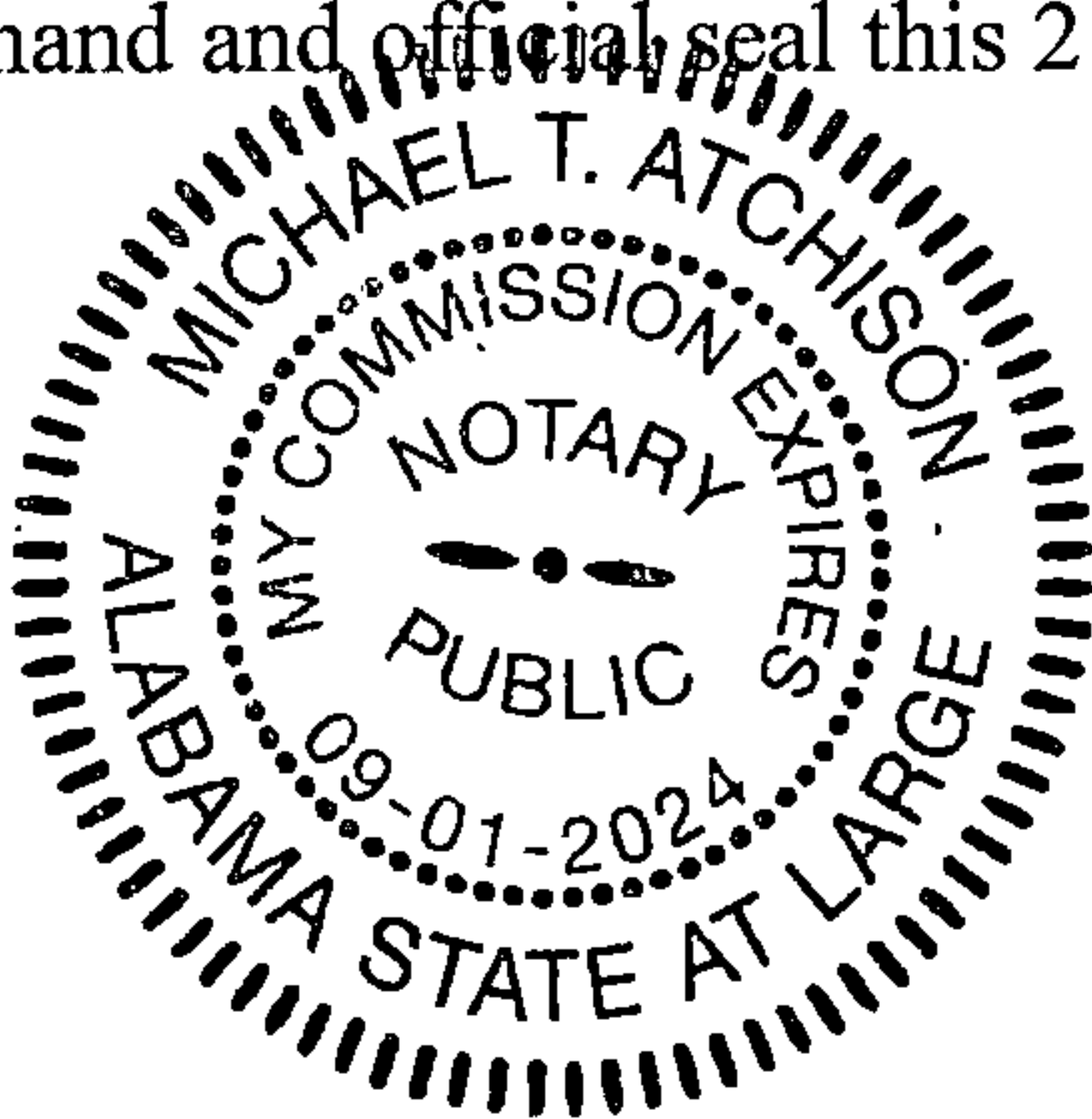

Carl Daniel Moore

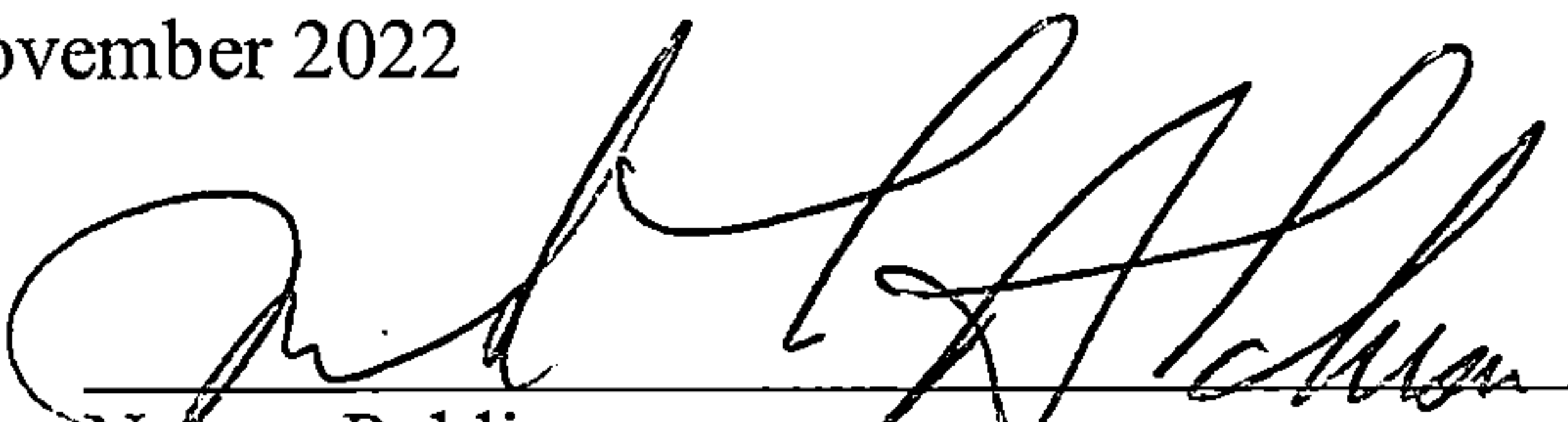

Linda D. Moore

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that, ***Carl Daniel Moore and Linda D. 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 21st day of November 2022




Notary Public
My Commission Expires: 09/01/2024

Shelby County, AL 11/21/2022
State of Alabama
Deed Tax: \$217.00

Real Estate Sales Validation Form

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

Grantor's Name Carl Daniel Moore
Mailing Address Linda D. Moore
290 Hwy 416
Wilsonville, AL 35186

Grantee's Name Carl Daniel Moore
Mailing Address Linda D. Moore
290 Hwy 416
Wilsonville, AL 35186

Property Address 290 Hwy 416
Wilsonville, AL
35186

Date of Sale 11-21-22

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 216,700



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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 to create Joint Tenancy

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 11-21-22

Print Carl Daniel Moore

Unattested

Sign Carl Daniel Moore

(verified by)

(Grantor/Grantee/Owner/Agent) circle one