



20221122000431170 1/3 \$370.00  
Shelby Cnty Judge of Probate, AL  
11/22/2022 03:05:11 PM FILED/CERT

**TO BE FILED IN SHELBY COUNTY,  
ALABAMA, DEED BOOK RECORDS**

This Instrument prepared  
(without the benefit of a title search) by:  
Andrew J. Potts, Esq.  
Law Offices of Andrew J. Potts  
P.O. Box 59242  
Birmingham, Alabama 35259

Send Tax Notice To:  
Jennifer Staats Moore, Trustee  
560 Leather Hinge Trail  
Roswell GA 30075

STATE OF ALABAMA     )  
SHELBY COUNTY         )

**GENERAL WARRANTY DEED**

**THIS IS A GENERAL WARRANTY DEED** executed and delivered this 4<sup>th</sup> day of November 2022 by **CAROLE W. STAATS**, a single woman, by and through **AMY STAATS HOWARD**, in her capacity as Agent for Carole W. Staats pursuant to that certain Durable Power of Attorney for Business Matters of Carole W. Staats dated April 7, 2016 and **JENNIFER STAATS MOORE**, in her capacity as Agent for Carole W. Staats pursuant to that certain Durable Power of Attorney for Business Matters of Carole W. Staats dated April 7, 2016 ("Grantor") to **JENNIFER STAATS MOORE**, in her capacity as Trustee of the Carole W. Staats Revocable Trust dated April 7, 2016 ("Grantee").

**NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:** that in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama (the "Property"), to-wit:

Lot 72, according to the survey of Phase Four Caldwell Crossings 2<sup>nd</sup> Sector, as recorded in Map Book 32, Page 7, in the Probate Office of Shelby County, Alabama.

**TOGETHER WITH** all improvements thereon and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said Property.

This conveyance is subject to the following:

1. Ad valorem taxes for tax year 2023 and subsequent years;
2. Existing easements, restrictions, set back lines, rights of way, limitations, if any, of record.

**TO HAVE AND TO HOLD** to the said Grantee, her successors and assigns forever.

And said Grantor does for herself, her heirs, successors and assigns, covenant with said Grantee, her successors and assigns, that she is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that she has a good right to



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sell and convey the same as aforesaid; and that she will, and her heirs, successors and assigns shall, warrant and defend the same to the said Grantee, her successors and assigns forever, against the lawful claims of all persons.

Source of Title: Deed dated November 1, 2011, and recorded November 2, 2011, as Instrument Number 20111102000328570 in the Office of the Judge of Probate of Shelby County, Alabama.

Address of Grantor: Carole W. Staats  
2257 Vanessa Drive  
Birmingham, AL 35242

Address of Grantee: Jennifer Staats Moore, Trustee  
560 Leather Hinge Trail  
Roswell GA 30075

Property Address: 4104 Crossings Lane  
Birmingham AL 35242.

Tax Assessed Value: \$341,800.00

**IN WITNESS WHEREOF**, the Grantor has executed this General Warranty Deed on the date first written above.

**GRANTOR:**

**CAROLE W. STAATS**

*Carole W. Staats*  
*by Amy Staats Howard, POA*  
Carole W. Staats, by AMY STAATS  
HOWARD, her Agent

*Carole W. Staats*  
*Jennifer Staats Moore POA*  
Carole W. Staats, by JENNIFER STAATS  
MOORE, her Agent

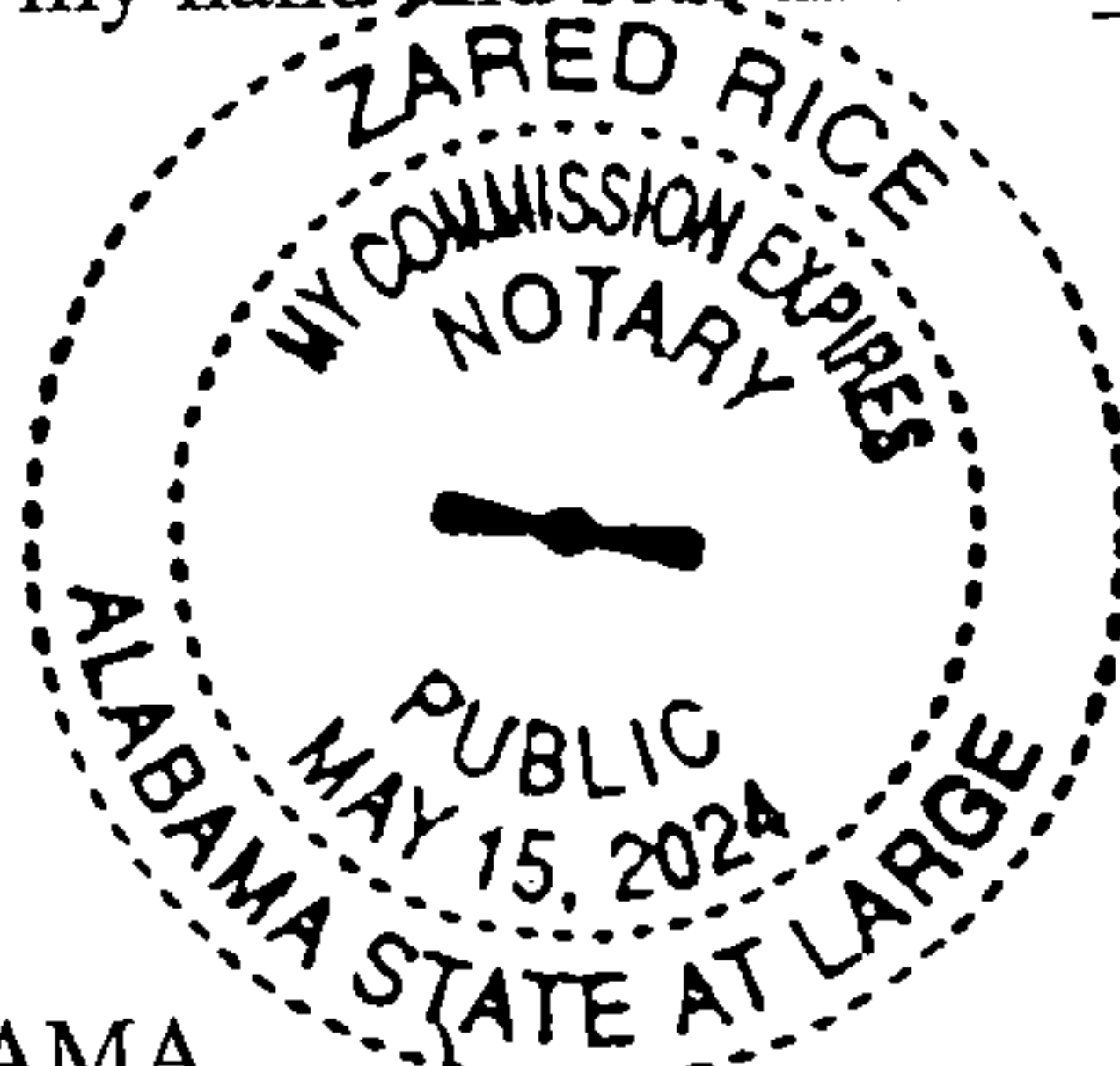


STATE OF ALABAMA     )  
                                  )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public, in said County, in said State, hereby certify that AMY STAATS HOWARD, whose name is signed to the foregoing Deed in her capacity as Agent for Carole W. Staats under that certain Durable Power of Attorney for Business Matters of Carole W. Staats dated April 7, 2016, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Deed, she, in her capacity as Agent for Carole W. Staats, executed the same voluntarily for and on behalf of Carole W. Staats on the day the same bears date.

Given under my hand and seal this the 4<sup>th</sup> day of November 2022.

[Notary Seal]



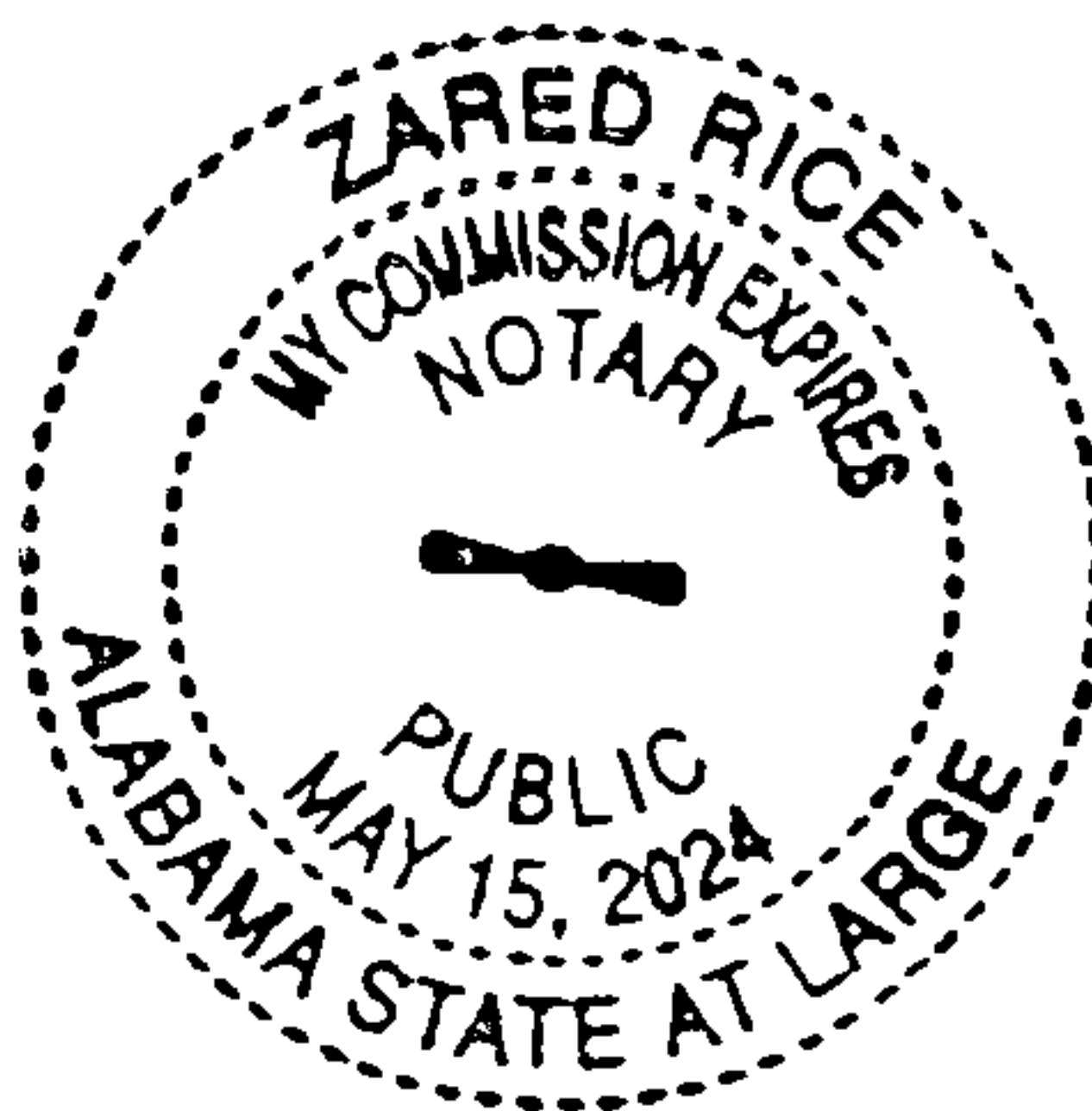
Zared Rice  
Notary Public  
My Commission Expires: 5/15/24

STATE OF ALABAMA     )  
                                  )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public, in said County, in said State, hereby certify that JENNIFER STAATS MOORE, whose name is signed to the foregoing Deed in her capacity as Agent for Carole W. Staats under that certain Durable Power of Attorney for Business Matters of Carole W. Staats dated April 7, 2016, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Deed, she, in her capacity as Agent for Carole W. Staats, executed the same voluntarily for and on behalf of Carole W. Staats on the day the same bears date.

Given under my hand and seal this the 4<sup>th</sup> day of November 2022.

[Notary Seal]



Zared Rice  
Notary Public  
My Commission Expires: 5/15/24