This Instrument Prepared by: Kim McConnell 2233 2nd Avenue North Birmingham, Alabama 35203 Send Tax Notice To: John L. Moore 424 Ramsgate Drive Maylene, AL 35114

WARRANTY DEED (Plain)

State of Alabama County of Shelby

Know all Men by These Presents, that in consideration of \$40,000.00 and other good and valuable consideration to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, Betty Gean Parker, as Personal Representative of the Estate of Lillie Parker, Probate Case 2022-001110 (herein referred to as grantor), does grant, bargain, sell and convey unto John L. Moore (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit A

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And I (We) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 30 day of JANUARY, 2023.

Betty Gean Parker, as Personal Representative of the Estate of Lillie Parker, Probate Case 2022-

001110

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Representative Acknowledgment

STATE OF MICHIGAN)
COUNTY OF WAYNE)

I, the undersigned, NELSON C. Me MILLAY a Notary Public in and for said County, in said State, hereby certify that Betty Gean Parker, whose name as Personal Representative of the Estate of Lillie Parker, is 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, she, in said capacity and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this, the day 30 of 7444,2023.

Motary Public

My commission expires:

NELSON C. MCMILLAN JR

NOTARY PUBLIC, STATE OF MI

COUNTY OF WAYNE

AND COUNTY OF WAYNE

AND COUNTY OF WAYNE

(SEAL)

MY COMMISSION EXPIRES May 24, 2025 ACTING IN COUNTY OF W A Y / / /

Exhibit A

A tract of land in Section 1, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the northeast corner of the NW ¼ of said section and thence run in a southerly direction along the ¼ line 602 feet to a point; thence run west 210 feet to a point; thence run south 170 feet to a point; thence run west 210 feet to the point of beginning of the property herein described; thence continue along last mentioned course for a distance of 104.27 feet to a found #4 rebar; thence turn an interior angle to the left of 91 degrees 44 minutes 22 seconds and run in a northerly direction for a distance of 104.24 feet to a found #4 rebar; thence turn an interior angle to the left of 88 degrees 15 minutes 45 seconds and run in an easterly direction for a distance of 104.14 feet to a found #4 rebar; thence turn an interior angle to the left of 91 degrees 48 minutes 32 seconds and run in a southerly direction for a distance of 104.25 feet to a found #4 rebar being the point of beginning.

Together with and subject to a 20 non-exclusive easement along the southern boundary of the above described property and the property to the west as described in Book 315 Page 265

Real Estate Sales Validation Form

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

Grantor's Name <u>Betty Gean Parker, Personal Representative of</u> Estate of Lillie Parker		Grantee's Name Mailing Address	John L. Moore 424 Ramsgate Drive		
Mailing Address	8538 Orange Lawn Detroit, MI 48204		Date of Sale	Maylene, AL 35114 January 31, 2023	
Property Address	E 1/2 of 23-1-01-2-00	1-012.001	Total Purchase Price	\$40,000.00	
	Goldwire Place Alabaster, AL 35007		Or Actual Value	\$	
			Or Assessor's Market Valu	ıe <u>\$</u>	
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) Riff of Sale Appraisal					
Bill of Sale Sales Contract		Other:	ц		
Closing Statement					
	s form is not requir		tains all of the requ	ired information referenced above,	
		Instruct		: itowast to meanorty	
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).					
accurate. I furt	her understand that	ge and belief that the intant any false statements classes ama 1975 § 40-22-1 (h)	nimed on this form r	in this document is true and nay result in the imposition of the	
Date (31/23	Print Kim MCC	one!	***	
Unattest	Unattested Sign Sign				
	(verified	d by)	(Grantor/Gran	itee/ Owner/Agent) circle one	
A H		Filed and Recorded Official Public Recorded Judge of Probate, She Clerk Shelby County, AL 02/07/2023 03:36:55 P \$71.00 JOANN	elby County Alaba	Form RT-1	

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