

20230207000031870
02/07/2023 03:36:57 PM
DEEDS 1/4

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 (Joint with Right of Survivorship)

State of Alabama
Shelby County

Know all Men by These Presents, that in consideration of one dollar and other good and valuable consideration to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged. John L. Moore (herein referred to as grantor), does grant, bargain, sell and convey unto John L. Moore and Regina Loret Moore (herein referred to as grantees) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

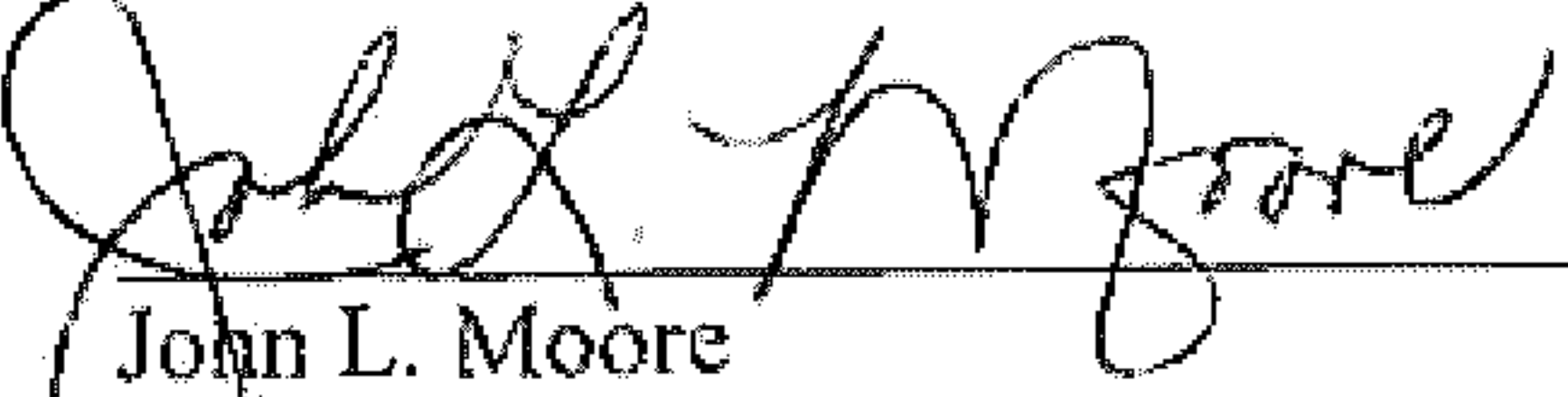
See Attached Exhibit A

The property described herein is not the homestead of the grantor or his spouse, Regina Loret Moore.

TO HAVE AND TO HOLD to 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, 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
31st day of January, 2023.

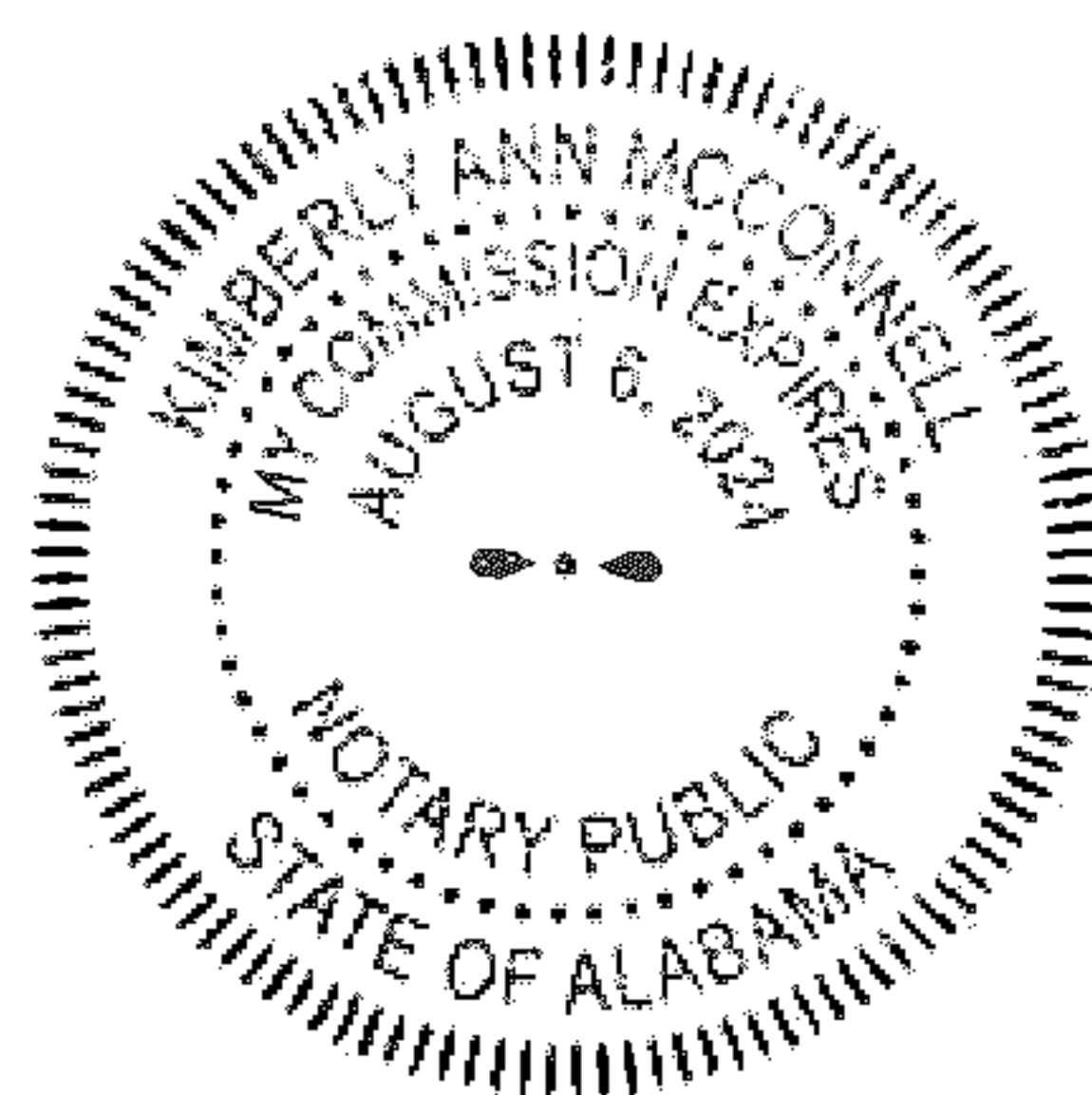

John L. Moore

General Acknowledgment

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John L. Moore, whose name 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of January 2023.





Notary Public
My commission expires: 8/6/24

(SEAL)

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 $\frac{1}{4}$ of said section and thence run in a southerly direction along the $\frac{1}{4}$ 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>John L. Moore</u>	Grantee's Name	<u>John L. Moore and Regina Loretta Moore</u>
Mailing Address	<u>424 Ramsgate Drive</u> <u>Mableton, AL 35114</u>	Mailing Address	<u>424 Ramsgate Drive</u> <u>Mableton, AL 35114</u>
Property Address	<u>E 1/2 of 23-1-01-2-001-012.001</u> <u>Goldwire Place</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>January 31, 2023</u>
		Total Purchase Price	\$ <u> </u>
		Or	
		Actual Value	\$ <u> </u>
		Or	
		Assessor's Market Value	<u>\$32,620.00</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)

☐ Bill of Sale	☐ Appraisal
☐ Sales Contract	☒ Other: <u>conveying 1/2 interest to spouse</u>
☐ Closing Statement	

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.

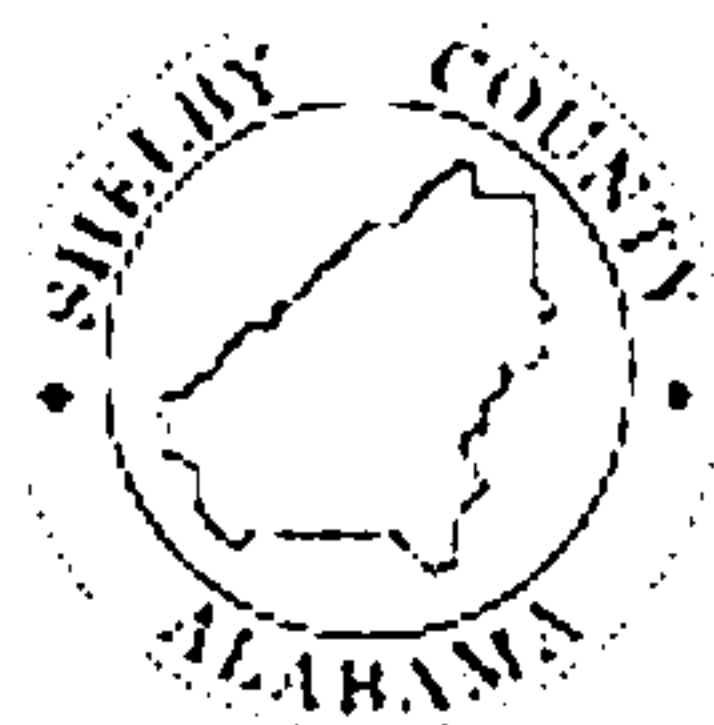
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 1/31/23 Print Kim McConnel

☐ Unattested ☒ Sign [Signature]
(verified by) (Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/07/2023 03:36:57 PM
\$47.50 JOANN
20230207000031870

Form RT-1

Allen S. Bayal