



20230214000039430 1/3 \$235.00
Shelby Cnty Judge of Probate, AL
02/14/2023 12:06:19 PM FILED/CERT

THIS DEED HAS BEEN PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR CURRENT SURVEY.

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
MELANIE McCORD MOORE, TIMOTHY WILDER McCORD and
BARBARA JANE McCORD FLOWERS
5174 LAKE CREST CIRCLE
HOOVER, ALABAMA 35226

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, ELIZABETH ANN McCORD, a widow, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto MELANIE McCORD MOORE, TIMOTHY WILDER McCORD and BARBARA JANE McCORD FLOWERS, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 6, according to the survey of Stratford Place, Phase II, Final Plat as recorded in Map Book 12 Page 91 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and rights-of-ways, if any, of record.

Elizabeth Ann McCord is the sole surviving grantee in that certain deed recorded in Instrument #1994-03667; the other grantee, Billy F. McCord, having died on or about November 23, 2022.

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

And I do for myself, and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

Shelby County, AL 02/14/2023
State of Alabama
Deed Tax: \$206.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14TH
day of FEBRUARY, 2023.

Elizabeth Ann McCord
ELIZABETH ANN McCORD

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a notary public in and for said county, in said state, hereby certify that ELIZABETH ANN McCORD, a widow, 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 she executed the same voluntarily on the day the same bears date.

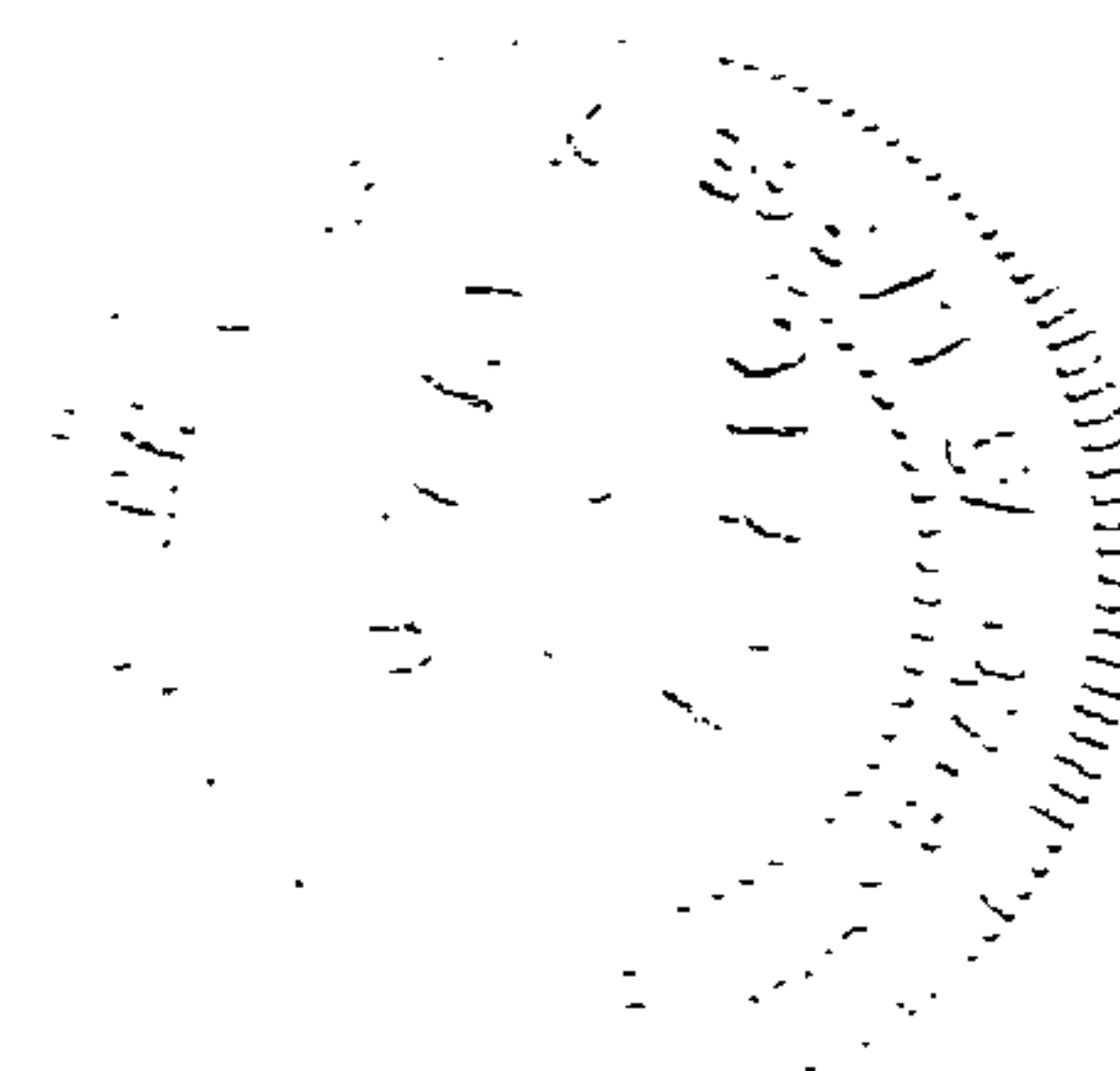
Given under my hand and official seal this 14 day of February,
2023.

Susan Ann Klapwyk

NOTARY PUBLIC

My Commission Expires:

SUSAN ANN KLAPWYK
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES APR. 04, 2026



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Grantor's Name:
ELIZABETH ANN McCORD

Mailing Address:
111 NORRIDGE PLACE
PELHAM, ALABAMA 35124

Property Address:
111 Norridge Place
Pelham, AL 35124

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

Grantee's name:
MELANIE McCORD MOORE, TIMOTHY WILDER
McCORD and BARBARA JANE McCORD FLOWERS
Mailing Address:
5174 LAKE CREST CIRCLE
HOOVER, ALABAMA 35226

Date of Sale: _____, 2023

Total Purchase Price: \$

or

Actual Value

or

Assessor's Market Value \$205,900.00

☐ Front of Foreclosure Deed
☐ Appraisal
☒ Other TAX ASSESSOR