

THIS INSTRUMENT PREPARED BY:  
Alan C. Keith  
Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, AL 35209

SEND TAX NOTICE TO:  
**Century Revitalization Group, LLC**  
**429 Green Springs Highway #161-371**  
**Birmingham, AL 35209**

STATE OF ALABAMA        )

**GENERAL WARRANTY DEED**

COUNTY OF JEFFERSON    )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **ONE HUNDRED FIFTY EIGHT THOUSAND SIX HUNDRED AND 00/100 (\$158,600.00)** DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Clarice Moore, and spouse, Marvin T. Moore** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Century Revitalization Group, LLC** (hereinafter referred to as GRANTEE), their successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 973, according to the Survey of Waterford Highlands Sector 4 Phase 2 as recorded in Map Book 36 Pages 15A and 15B in the Probate Office of Shelby County, Alabama.**

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

Property Address: **2026 Highview Way, Calera, AL 35040**

**\$180,600.00** of the above-recited purchase price was paid from a mortgage loan Closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this **February 14, 2023.**

Clarice Moore  
**Clarice Moore**

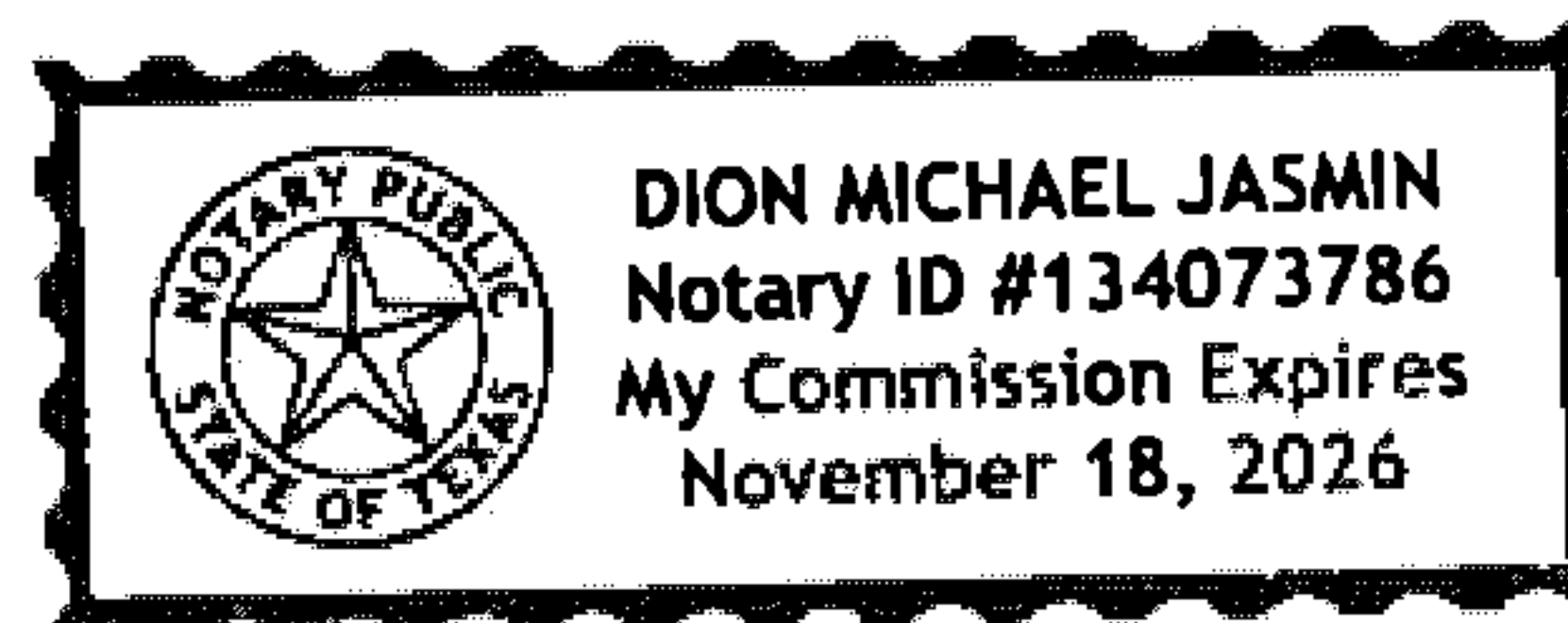
Marvin T. Moore  
**Marvin T. Moore**

STATE OF Texas )  
COUNTY OF Dallas )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Clarice Moore and Marvin T. Moore**, whose names are 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 Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **February 14<sup>th</sup>, 2023.**

[Signature]  
NOTARY PUBLIC  
My Commission Expires:



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Clarice Moore and Marvin T. Moore  
 Mailing Address 5101 Gulfport Drive  
Rowlett, TX 75088

Grantee's Name Century Revitalization Group, LLC  
 Mailing Address 429 Green Springs Highway #161-371  
Birmingham, AL 35209

Property Address 2026 Highview Way  
Calera, AL 35040

Date of Sale February 15, 2023  
 Total Purchase Price \$158,600.00

Or  
 Actual Value \$  
 Or  
 Assessor's Market Value \$

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

☐ Appraisal  
☐ Other:

☒ 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 2-14-2023 Print Alan C. Keith

☐ Unattested

(verified by)



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 02/17/2023 02:13:31 PM  
 \$29.00 BRITTANI  
 20230217000043920

Sign

Alan C. Keith

(Grantor/Grantee/ Owner/Agent) Circle one

**Form RT-1**

Alan C. Keith