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# THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE. LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to: Joshusa R. Lamar

# WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STATE OF ALABAMA) COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIVE THOUSAND DOLLARS AND ZERO CENTS (\$5,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Nancy Horton Moore, a married woman (herein referred to as Grantors), grant, bargain, sell and convey unto, Joshua R. Lamar and Kristine Cates Lamar, as joint tenants with right of survivorship (herein referred to as Grantee), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 3B, according to a Resubdivision of Lot 3 & Lot 4 of Mooney Estates, as recorded in Map Book 57, Page 62, Probate Office Shelby County, Alabama.

#### SUBJECT TO:

- 3. Ad valorem taxes due and payable October 1, 2023.
- 4. Easements, restrictions, rights of way, and permits of record.

Nancy Horton Moore and Raymond Moore, reserves an easement across existing drive, that shall terminate at the time of their death.

No part of the homestead of the Grantor herein or spouse.

TO HAVE AND TO HOLD Unto 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, and I am (we are) lawfully seized in fcc 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this May of March 2023.

Nancy Horton Moore

Nancy Horton Moore

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Nancy Horton Moore*, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this day of March 2023.

Notary Public

My Commission Expire

[ ] All Marcon States | All Marcon States | Marcon States

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### 20230324000081960 03/24/2023 08:41:00 AM DEEDS 2/2

## Real Estate Sales Validation Form

This L	Document must be filed in accordar		r gr
Grantor's Name	Manay Horton Moore	Grantee's Nar	ne Josh BAMAN
Mailing Address	510 Hay 97	Mailing Addre	ss 5394 Hwy 33
	MUMBARA AC		MOUTEVALL, AL
	3505/		35/15
	1100 1 00 00 1		. 2-22-22
Property Address		Date of Sa	ale 3-33-33
Filed and Reco	orded '	Total Purchase Pri	ce \$ 5,000.00
Official Public		Actual Value	<b>C</b>
Clerk	<u> </u>	Actual value	Ψ
Shelby County 03/24/2023 08:	• •	Assessor's Market Val	ue \$
\$30.00 JOANN 202303240000			· · · · · · · · · · · · · · · · · · ·
purcháse price	ne) (Recordation of c	m can be verified in	n the following documentary
	ie) (Recordation of c		uirea)
Bill of Sale		Appraisal Other	
Sales Contract Closing Statem		Ouici	
Closing Staten	ICI IL		
•	7	ition contains all of the	required information referenced
above, the filing of t	this form is not required.		
	Ins	tructions	
	d mailing address - provide the ir current mailing address.	name of the person or	persons conveying interest
Grantee's name an to property is being	d mailing address - provide the conveyed.	name of the person or	persons to whom interest
Property address -	the physical address of the pro	perty being conveyed,	if available.
Date of Sale - the d	late on which interest to the pro	perty was conveyed.	
	e - the total amount paid for the the instrument offered for reco		erty, both real and personal,
conveyed by the ins	property is not being sold, the strument offered for record. This or the assessor's current marks	s may be evidenced by	rty, both real and personal, being y an appraisal conducted by a
excluding current us responsibility of value	ed and the value must be deternance valuation, of the property as uing property for property tax parts of Alabama 1975 § 40-22-1 (h).	determined by the local urposes will be used a	
accurate. I further υ	<del>-</del>	nents claimed on this f	ained in this document is true and form may result in the imposition
Date 3-23-33	2 	int Mille T	HANSON
Unattested	S	ign Mill	HUMLEM
	(verified by)	(Grantor/Gra	ntee/Owner/Agent) circle one

Form RT-1