

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Marchelle Falkner and Peter Falkner
2037 Hickory Rd.
Vestavia Hills, AL 35216

WARRANTY DEED
Joint With Right Of Survivorship

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Four Hundred Fifty Thousand And No/100 Dollars (\$450,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, John Moore and Anissa Moore, a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Marchelle Falkner and Peter Falkner (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 1, according to the Final Plat of Bent Tree Lane Subdivision, as recorded in Map Book 53, Page 12, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 23 day of OCTOBER, 20 23.

John Moore

John Moore

Anissa Moore

Anissa Moore

STATE OF Alabama
COUNTY OF Shelby

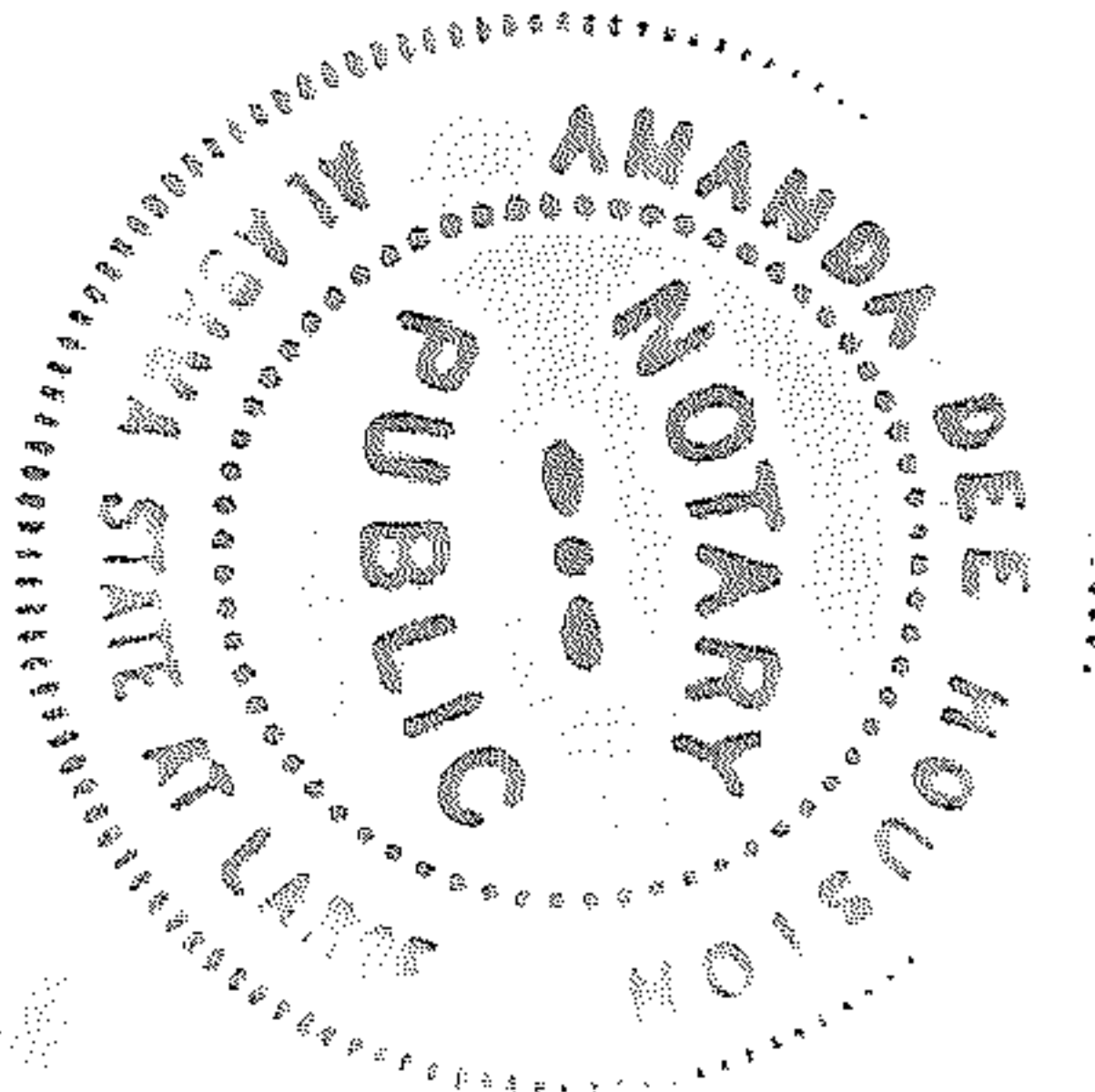
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Moore and Anissa Moore whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 23 day of October, 20 23.

Amanda Dee Abust

Notary Public

My commission expires: 01/19/2027



Real Estate Sales Validation Form

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

Grantor's Name John Moore and Anissa Moore

Grantee's Name Marchelle Falkner and Peter Falkner

Mailing Address 1447 Legacy Dr
Birmingham AL 35242Mailing Address 2037 Hickory Rd.
Vestavia Hills, AL 35216Property Address Lot 1 Bent Tree Ln.
Indian Springs, AL 35242

Date of Sale October 19, 2023

Total Purchase Price \$450,000.00

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☐ Appraisal☐ Sales Contract☐ Other:☒ Closing StatementIf 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 - John Moore and Anissa Moore, 1447 Legacy Dr. Birmingham ALGrantee's name and mailing address - Marchelle Falkner and Peter Falkner, 2037 Hickory Rd., Vestavia Hills, AL 35216

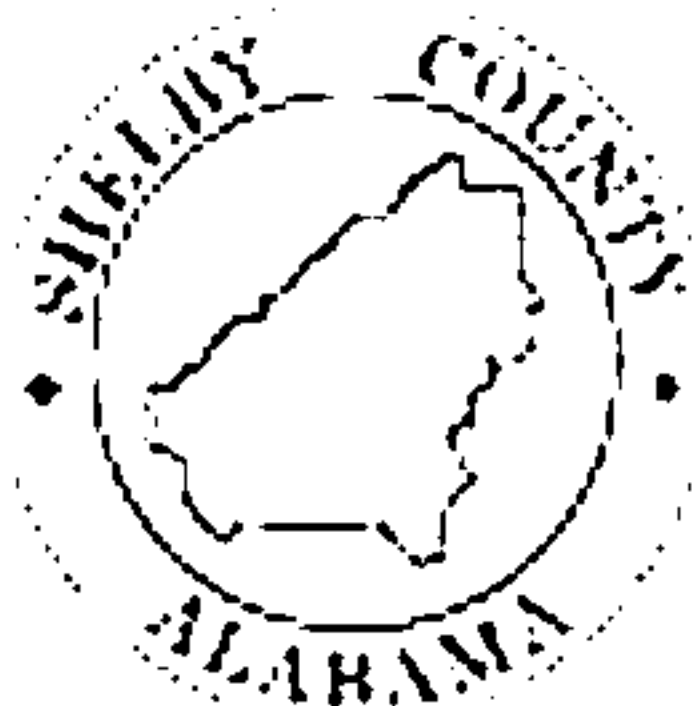
Property address - Lot 1 Bent Tree Ln., Indian Springs, AL 35242

Date of Sale - October 19, 2023.

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: October 19, 2023

Sign


Agent

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

10/25/2023 12:56:22 PM

\$478.00 BRITTANI

20231025000314930

