

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

20231128000344040 1/2 \$552.00
Shelby Cnty Judge of Probate, AL
11/28/2023 10:46:13 AM FILED/CERT

JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and NO/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned, Moore Family Trust referred to as Grantor, in hand paid by Robert W. Moore and wife Dianne P. Moore herein referred to as Grantees, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 406, according to the Survey of Caldwell Crossings Fourth Sector, Phase One, as recorded in Map Book 36, Page 28, in the Probate Office of Shelby County, Alabama.

This instrument was prepared without benefit of title examination on the part of the preparer.

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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for itself and it's heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that it has a good right to sell and convey the same as aforesaid; that it will and it's 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 except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this the 27th day of November, 2023.



Robert W. Moore, Trustee of the Moore Family Trust



Dianne P. Moore, Trustee of the Moore Family Trust

Shelby County, AL 11/28/2023
State of Alabama
Deed Tax: \$526.00

STATE OF ALABAMA)
SHELBY COUNTY)



20231128000344040 2/2 \$552.00
Shelby Cnty Judge of Probate, AL
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I, the undersigned authority, in and for said County, in said State, hereby certify that Robert W. Moore, Trustee of the Moore Family Trust whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of NOVEMBER, 2023.

Laura Bollinger
NOTARY PUBLIC

My Commission Expires: 03-03-2027
LAURA L. BOLLINGER
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAR. 03, 2027

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, in and for said County, in said State, hereby certify that Dianne P. Moore, Trustee of the Moore Family Trust whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of NOVEMBER, 2023.

Laura Bollinger
NOTARY PUBLIC

My Commission Expires: 03-03-2027

This document prepared by:
Gregory S. Graham, P.C.
P. O. Drawer 307
Childersburg, Alabama 35044

LAURA L. BOLLINGER
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAR. 03, 2027

Grantor's Address:
5401 Crossings Lake Circle
Birmingham, AL 35242

Grantee's Address:
5401 Crossings Lake Circle
Birmingham, AL 35242

Property Address:
5401 Crossings Lake Circle
Birmingham, AL 35242

Market value
\$526,000