

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.

8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
KEVIN ARGO and MELISSA
SHAW

51 CLAIRE CASTLE LANE
VINCENT, AL 35178

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

State of Alabama
Shelby County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Thirty Thousand and 00/100 (\$130,000.00) to the undersigned Grantor, JOHN T. MOORE, an unmarried man (hereinafter referred to as Grantor), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto KEVIN ARGO and MELISSA SHAW , (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 2 EAST THENCE RUN WESTERLY ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION FOR 661.07 FEET TO THE SOUTHEASTERLY R/W OF MCCONLCO ROAD (PRESCRIPTIVE R/W); THENCE SOUTH 63 DEGREES 16 MINUTES 25 SECONDS LEFT RUN SOUTHWESTERLY ALONG SAID R/W FOR 217.77 FEET; THENCE 31 DEGREES 07 MINUTES 09 SECONDS LEFT AND RUN SOUTHERLY 269.71 FEET THENCE 69 DEGREES 18 MINUTES 54 SECONDS LEFT RUN SOUTHEASTERLY 227.20 FEET; THENCE 18 DEGREES 08 MINUTES 30 SECONDS LEFT RUN EASTERLY 194.35 FEET; THENCE 56 DEGREES 06 MINUTES 27 SECONDS LEFT RUN NORTHEASTERLY FOR 614.50 FEET TO THE POINT OF BEGINNING. and

2002 Fleetwood Homes Hickory 4603A 60 x 27, GAFL235A87461HH11 and GAFL235B87461HH11.

Property address: 51 CLAIRE CASTLE LANE, VINCENT, AL 35178

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:
Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

TO HAVE AND TO HOLD to the said Grantees, 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 for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor, for said Grantor, his/her heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and their 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.

IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 12th day of April, 2024.




JOHN T. MOORE

STATE OF ALABAMA
JEFFERSON COUNTY

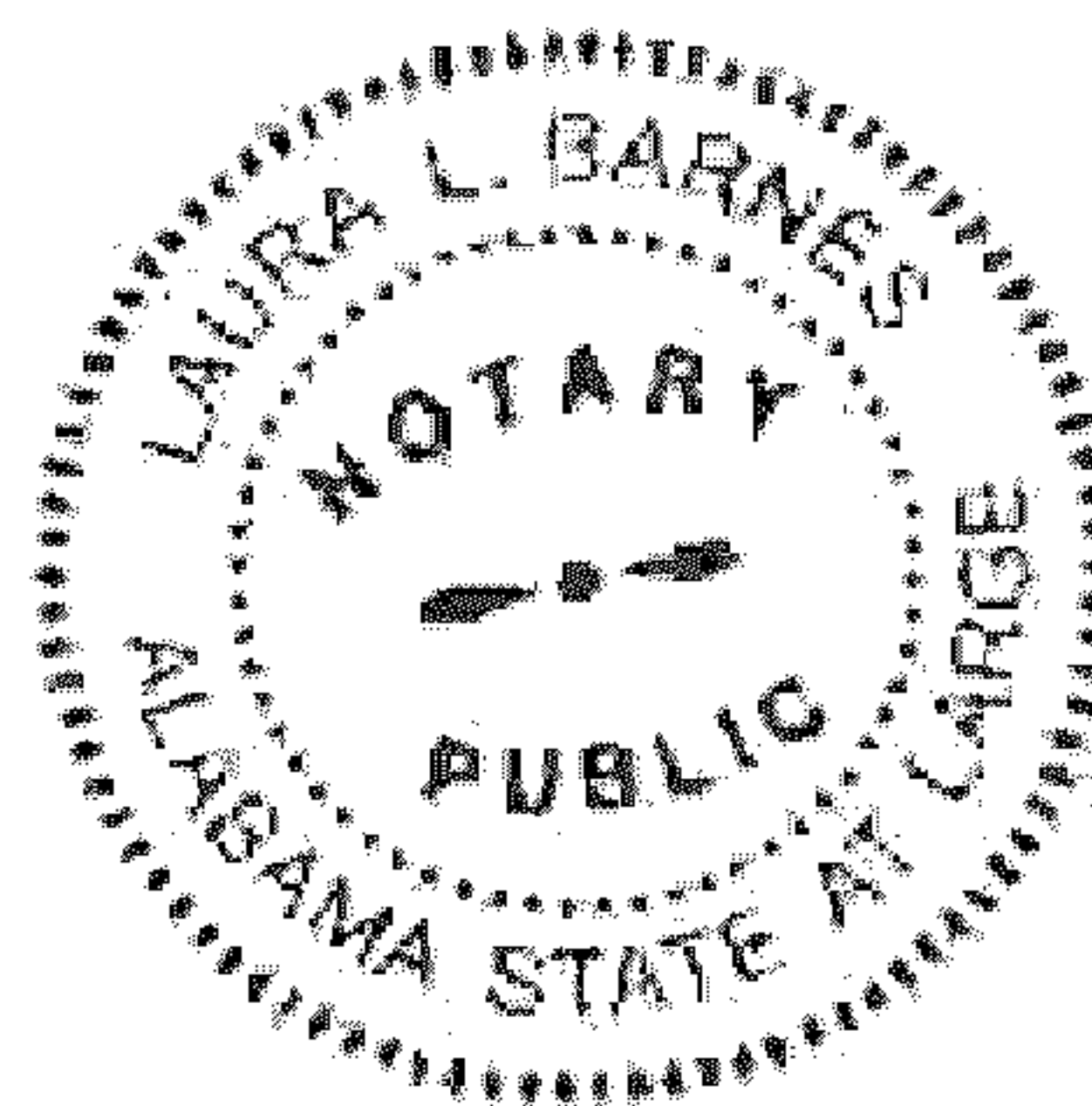
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JOHN T. MOORE, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of April, 2024.



NOTARY PUBLIC

3/11/22



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 T. MOORE	Grantee's Name:	KEVIN ARGO and MELISSA SHAW
Mailing Address:	51 CLAIRE CASTLE LANE VINCENT, AL 35178	Mailing Address:	51 CLAIRE CASTLE LANE VINCENT, AL 35178
Property Address:	51 CLAIRE CASTLE LANE VINCENT, AL 35178	Date of Sales	April 12th, 2024
		Total Purchase Price:	(\$130,000.00)
		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	_____	Tax Appraisal
_____	Sales Contract	_____	Other Tax Assessment
<u>X</u>	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: April 12th, 2024

Unattested

(verified by)

Print Laura L. Barnes

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/15/2024 09:09:58 AM
\$158.00 BRITTANI
20240415000106140

Barnes & Barnes Law Firm, P.C. File No: 24-5094

Allen S. Bayl