

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, Sueellen Bishop Moore, aka Sue Ellen Moore a single lady, convey, grant, bargain and sell to the Grantor, namely,

“Suelen Bishop Moore, Trustee, or her successors in interest, of the Moore Living Trust dated February 27, 2024, and any amendments thereto.”

in and to the following described real property, situated in SHELBY COUNTY,

ALABAMA, viz:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION WHICH IS HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY SET OUT HEREIN.

Subject existing covenants and restrictions, easements, building lines and limitations of record.

This is the homestead of the grantor.

Source of Title: Book 321 Page 597

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to

the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantee, their successors and assigns in fee simple, forever.

And I do, for myself and my heirs, executors and administrators, covenant with the said Grantee, their successors and assigns, that I am lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, their successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this

2/27/2024

Suellen Moore (SEAL)
Suellen Moore

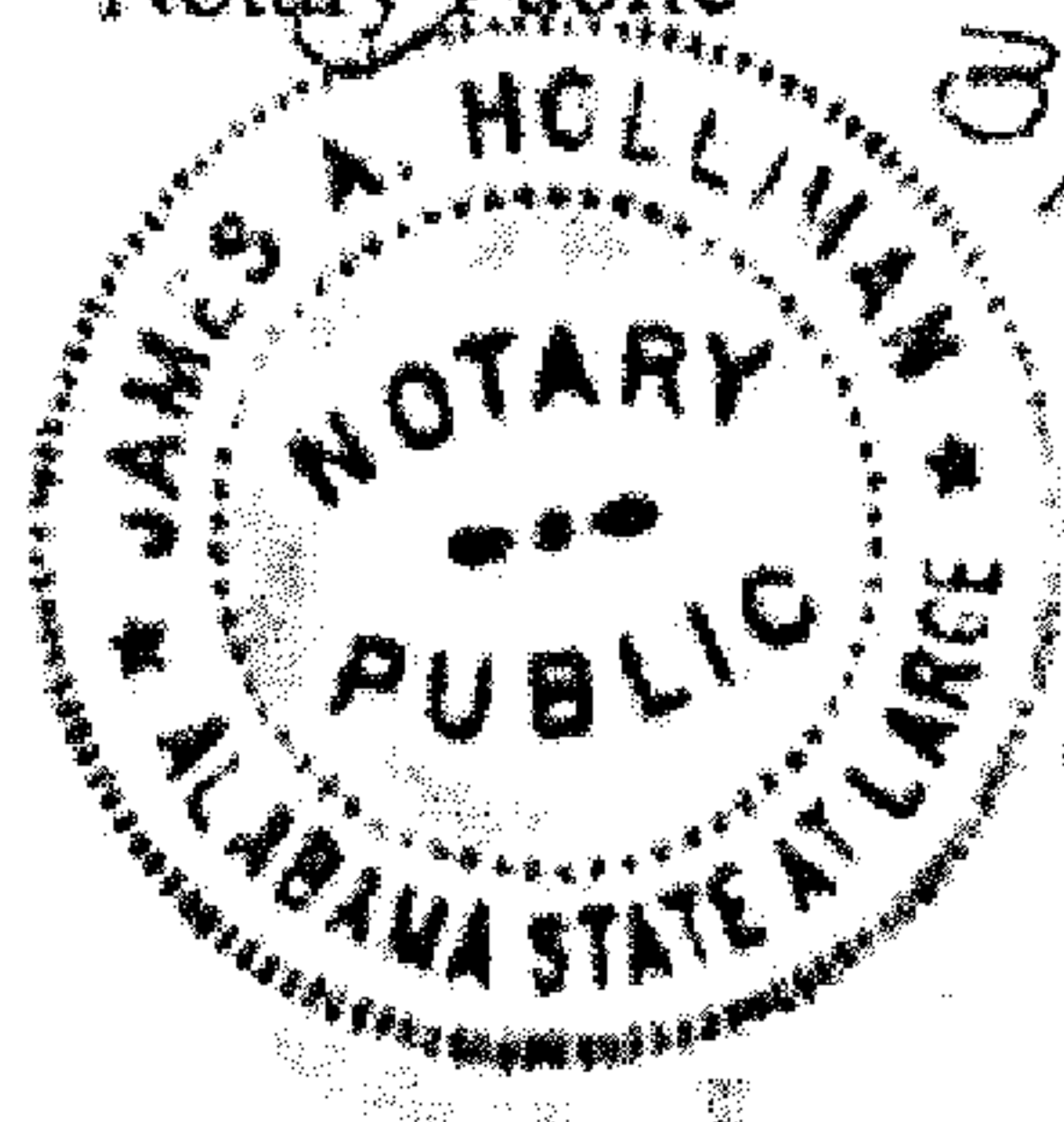
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **Sue Ellen Moore aka Sueellen Bishop Moore**, a single lady, signed to the foregoing conveyance and who is known to me, acknowledged before me 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 2/27/2024

James A. Holliman
Notary Public



This Instrument was Prepared By:

John Holliman, Esq.

2491 Pelham Pkwy

Pelham, AL 35124

Grantees Address to Send Tax Notice:

Suellen Bishop Moore

480 Elysian Way

Montevallo, AL 35115

Exhibit A:

Begin at the SE corner of \$5, Twp 22S, R3W, Shelby County, Alabama and run N 89°15'01"W along the S line of said \$5 for 235 feet; thence N 3°31'35"W for 1019.51 feet; thence S 89°12'54"E for 235 feet; thence N 0°04'09"W for 330.89 feet; thence N 89°38'44"E for 395.70 feet; thence S 0°41'58"W for 1354.74 feet to a point of intersection with the S line of \$4, Twp 22S, R3W; thence N 89°18'02"W for 316.07 feet to the SW corner of said \$5, and point of beginning.

Description of an easement for ingress and egress on and across the above described property, being 30 feet wide and lying S and E of the following described line:

Commence at the SE corner of \$5, Twp 22S, R3W, and run N 89°15'01"W and along S line of said \$5 for 235 feet; thence N 3°31'35"W for 1019.51 feet to point of beginning of herein described easement; thence S 89°12'54"E for 235 feet; thence N 0°04'09"W for 330.89 feet; thence N 89°38'44"E for 395.70 feet point of ending of herein described easement.

Also: an easement for ingress and egress 30 feet wide and lying S of a line described as follows:

Commence at the SW corner of \$4, Twp 22S, R3W, and run S 89°18'02"E and along the S line of said \$4 for 316.07 feet; thence left 90°00' and run N 0°41'58"E for 1354.74 feet to point of beginning of herein described easement; thence N 89°38'44"E for 44.03 feet; thence S 0°56'34"E for 10.49 feet; thence S 88°24'14"E for 445.88 feet; thence S 88°07'58"E for 193.84 feet; thence S 87°03'57"E for 383.06 feet; thence S 88°24'14"E for 1118.06 feet to a point of intersection with the westerly right of way line of Shelby County Highway 15, and point of ending of said described line.

According to a survey of W W Varnon, Ala reg #9324, dated December 3, 1990.

Real Estate Sales Validation Form

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

Grantor's Name Suellen Bishop Moore
 Mailing Address 480 Elysian Way
Montevallo, AL 35115

Grantee's Name Suellen Bishop Moore, Trustee of the
 Mailing Address Moore Living Trust dated 02/27/24
480 Elysian Way
Montevallo, AL 35115

Property Address 480 Elysian Way
Montevallo, AL 35115

Date of Sale _____
 Total Purchase Price \$ _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/16/2024 01:11:32 PM
 \$274.00 JOANN
 20240416000110630

or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 238,750

The purchase price or actual value claimed on 04/10/2024 be verified in the following documentary evidence: (check one) (Recordation of document is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement
☒ Appraisal
☐ Other

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 4/10/2024

Print Shannon Brubaker

☐ Unattested

(verified by)

Sign

Shannon Brubaker

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1