

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:
Moore Oil Co. Inc
1800 Center Point
Parkway
Birmingham, AL 35215

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **EIGHTY SEVEN THOUSAND DOLLARS AND ZERO CENTS (\$87,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Joey Moore, a married man* (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Moore Oil Co. Inc** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2024.
- 2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantors herein or spouse, if any.
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 fee 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 7th day of June 2024.

Joey 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 **Joey 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 7th day of June 2024.

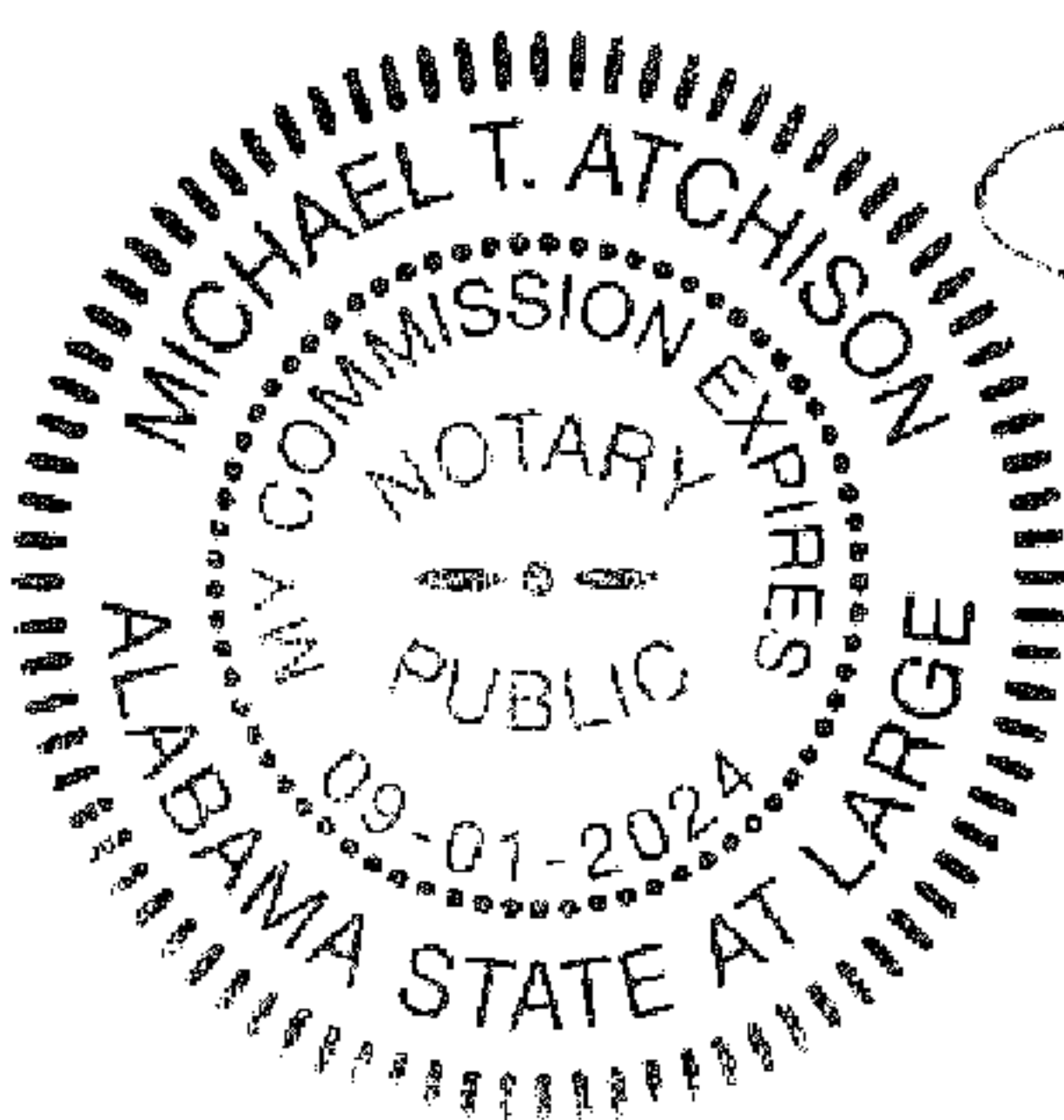
_____
Notary Public
My Commission Expires: *9-1-24*

Exhibit "A"- Legal Description

A part of Lot 7, Block A of the Nickerson Addition to Alabaster as recorded in Map Book 3, Pages 61 and 69 in the Probate Office of Shelby County, Alabama, more particularly described as follows:
Begin at the Northeast corner of Lot 7; thence Westerly along the North boundary of Lot 7 145.0 feet to the NW corner of Lot 7; thence Southerly along the West boundary line of Lot 7 47.0 feet; thence run Southeasterly 146.0 feet, more or less, to a point on the East boundary line of said Lot 7 that is 65 feet South of the Northeast corner of Lot 7; thence run Northerly along the East boundary line of Lot 7 65 feet to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/07/2024 01:29:22 PM
 \$115.00 JOANN
 20240607000170390

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Joey Moore Grantee's Name Moore Oil Co Inc
 Mailing Address 7461 Ashland Ave Mailing Address 1800 Centenary Parkway
Vestavia Alabama Birmingham, AL 35215
35242
 Property Address Average Date of Sale 7 June 2024
Alabama AL Total Purchase Price \$ 87,000
35007 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
☒ 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 7 June 2024

Print Joey Moore

Unattested

Sign

(verified by)

[Signature]
 (Grantor/Grantee/Owner/Agent) circle one