

This Instrument was Prepared by:

Send Tax Notice To: David Rodgers  
Tina Rodgers

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: S-24-30116

125 Ivy Way  
Columbiana, AL 35051

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Thirty Five Thousand Dollars and No Cents (\$435,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Andrew B Moore and wife, Diane M. Moore** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **David Rodgers and Tina Rodgers**, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2024 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

**\$348,000.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns. that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15<sup>th</sup> day of November, 2024.

Diane M Moore  
Diane M Moore

Andrew B Moore  
Andrew B Moore

State of Alabama

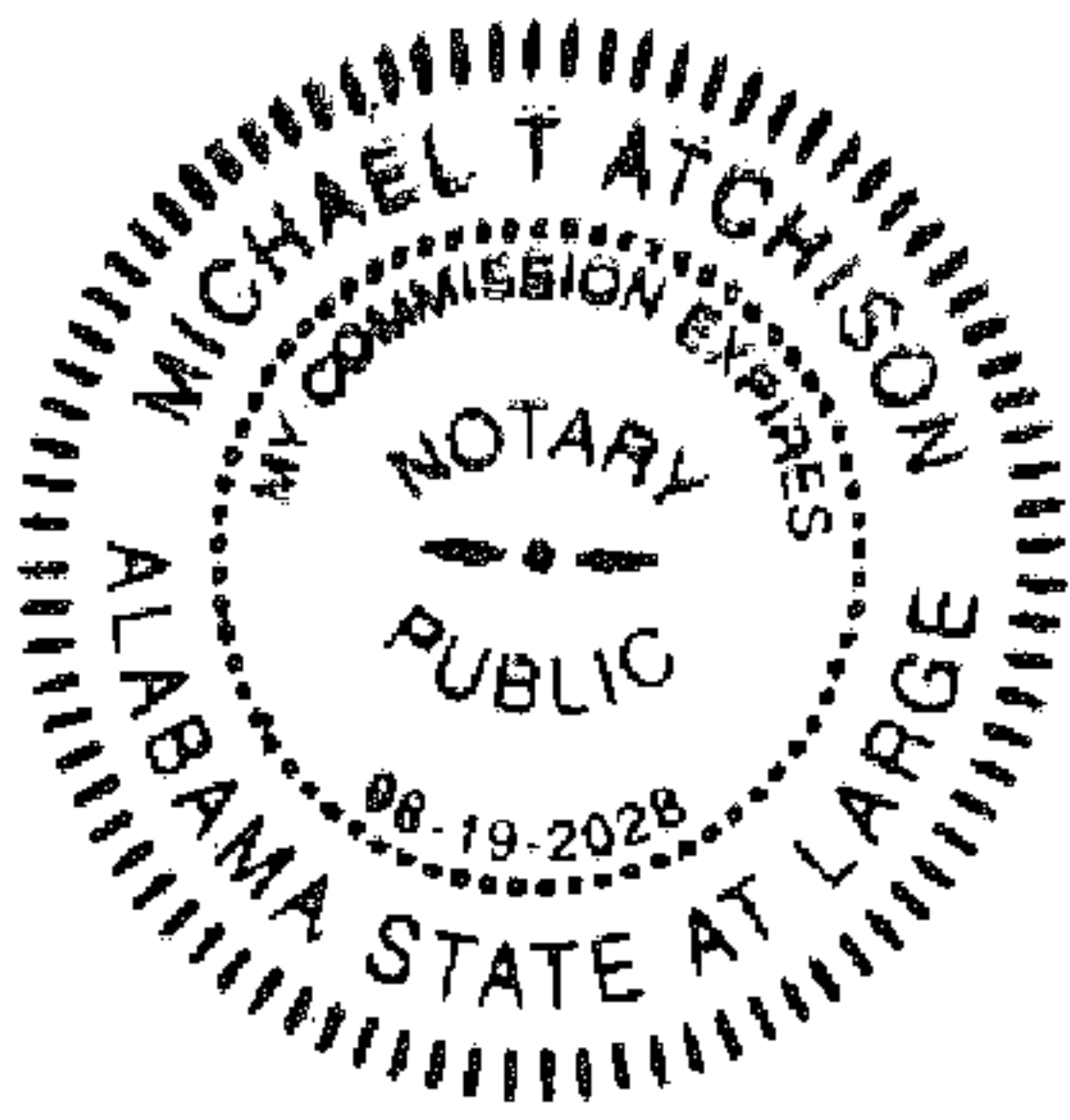
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Diane M Moore and Andrew B 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 this the 15<sup>th</sup> day of November, 2024.

Michael T. Atchison  
Notary Public, State of Alabama

My Commission Expires: 8-19-2028



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL I:**

Commencing at the southeast corner of the W 1/2 of the SW1/4 of the SW 1/4, Section 12, Township 20 South, Range 1 West, thence North along the East boundary of said W 1/2 a distance of 660.0 feet to a point of beginning; thence turn an angle of 90 degrees to the left for a distance of 256.50 feet to a point; thence northwesterly along the East R.O. W. line of a 20 foot gravel road a distance of 201.20 feet to a point; thence northeasterly along same said R.O.W. line a distance of 69.00 feet to a point; thence East a distance of 378.50 feet to a point on the East boundary of said W 1/2 of SW 1/4 of SW 1/4; thence South a distance of 145.00 feet to the point of beginning; said land being situated in the W 1/2 of the SW 1/4 of the SW 1/4 of Section 12, Township 20 South, Range 1 West, Shelby County, Alabama.

**PARCEL II:**

Commencing at the southeast corner of the W 1/2 of the SW 1/4 of SW 1/4, Section 12, Township 20 South, Range 1 West, the point of beginning; thence West a distance of 330.0 feet to a point; thence North a distance of 660.0 feet to a point; thence East a distance of 330.0 feet to a point; thence South a distance of 660.0 feet to the point of beginning and situated in the W 1/2 of the SW 1/4 of SW 1/4, Section 12, Township 20 South, Range 1 West, Shelby County, Alabama.

**TOGETHER WITH** easements as described in Easement Agreement recorded in Inst. 20240416000110160 and Easement recorded in Inst. 1995-18299, Probate Office, Shelby County, Alabama.

**12 MONTH CHAIN OF TITLE:** Warranty deed to Andrew B. Moore and wife, Diane M. Moore, dated July 14, 1983, recoded in Real Book 348, Page 623 and Warranty deed to Andrew B. Moore and Diane M. Moore, dated December 2, 1982, recorded in Real Book 348, Page 735, Probate Office, Shelby County, Alabama.

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Diane M Moore Andrew B Moore	Grantee's Name	David Rodgers Tina Rodgers
Mailing Address	30535 Hwy 25 Wilsonville, AL 35186	Mailing Address	125 Ivy Way Columbiana, AL 35051
Property Address	125 Ivy Way Columbiana, AL 35051	Date of Sale	November 15, 2024
		Total Purchase Price	\$435,000.00
		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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input checked="" type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input type="checkbox"/>	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 of 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 November 13, 2024

Print Diane M Moore

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/18/2024 11:28:33 AM  
\$115.00 JOANN  
20241118000356910

*Allen S. Bayl*

Form RT-1

