

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Jackson Moore
234 Bentmoor Lane,
Helena, AL 35080

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Two Hundred Ninety-Nine Thousand Nine Hundred and 00/100 Dollars (\$299,900.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, I, **DONNA S. ELLIOTT**, an unmarried person (herein referred to as Grantor) grant, bargain, sell and convey unto **JACKSON MOORE** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 1192, according to the Map of First Addition Old Cahaba Phase III, recorded in Map Book 28, Page 133, in the Office of the Judge of Shelby County, Alabama.

DONNA S. ELLIOTT is one and the same person as DONNA SHERYL ELLIOTT

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$269,910.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise stated above; 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, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 26th day of November, 2024.

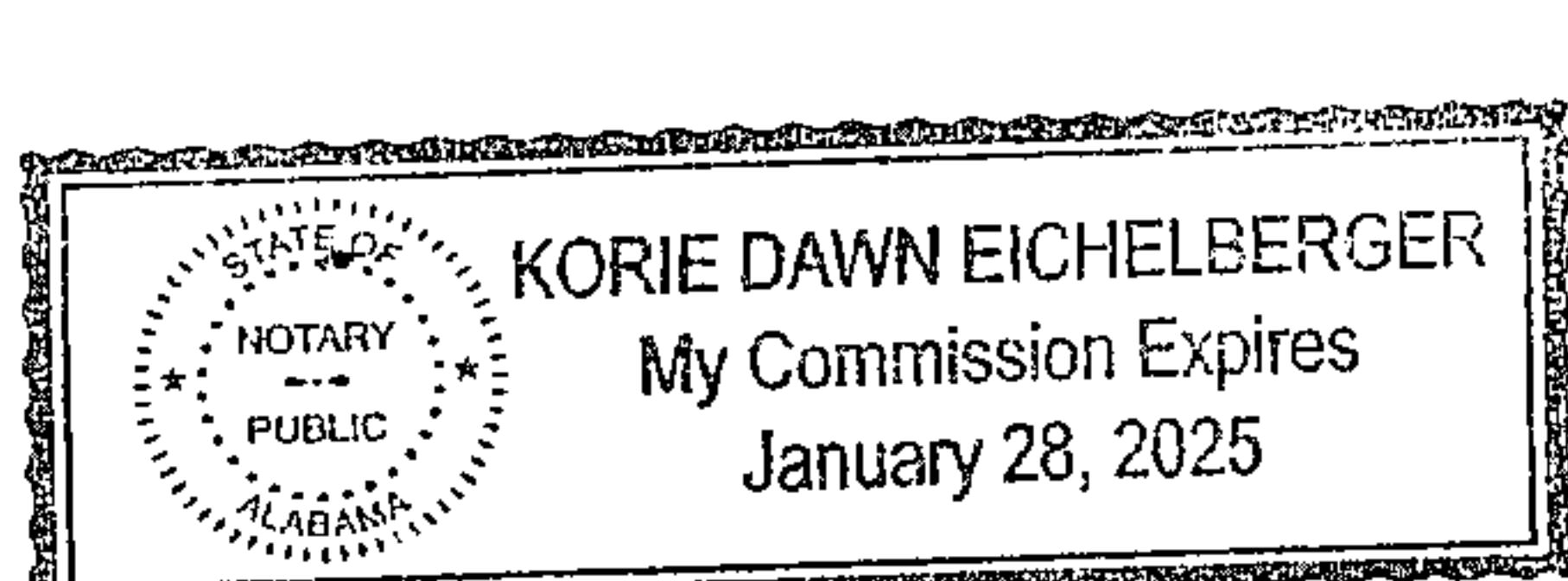
Donna S. Elliott by Holly Marie Middlebrooks as Attorney-In-Fact
Donna S. Elliott by Holly Marie Middlebrooks as Attorney-In-Fact

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Holly Marie Middlebrooks** whose name as Attorney-In-Fact for **Donna S. Elliott** 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, she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of November, 2024.




Notary Public
My Commission Expires: 01/28/2025

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

| | | | |
|------------------|---|----------------|----------------------|
| Grantor's Name | <u>Donna S. Elliott</u> | Grantee's Name | <u>Jackson Moore</u> |
| Mailing Address | <u>4222 Old Cahaba Parkway</u> <u>Helena, AL 35080</u> | | |
| Property Address | <u>234 Bentmoor Lane,</u> <u>Helena, AL 35080</u> | | |
| | Date of Sale <u>November 26, 2024</u> | | |
| | Total Purchase Price \$ <u>299,900.00</u> | | |
| | 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 checked="" 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 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).

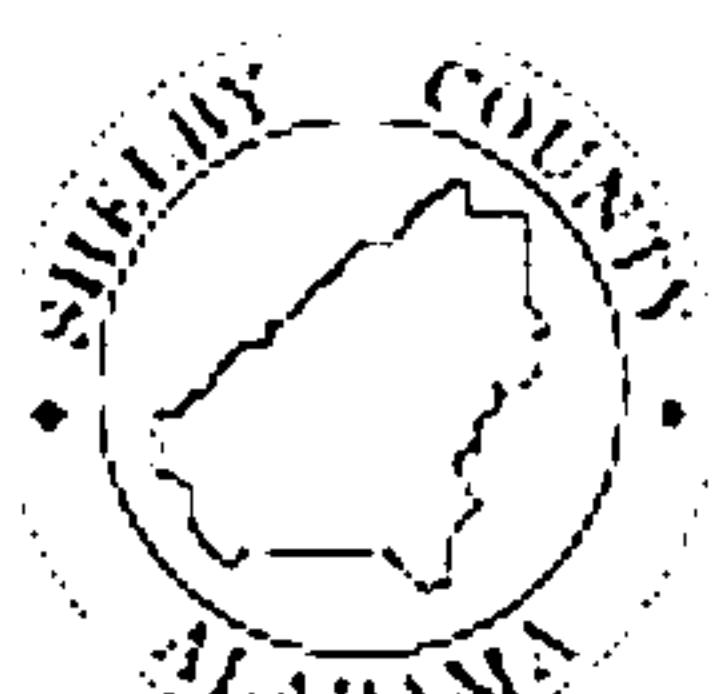
Date November 26, 2024

Print B. CHRISTOPHER BATTLES

Unattested (verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/12/2024 12:20:57 PM
\$55.00 JOANN
20241212000381670

Donna S. Elliott