

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Loray Lamar
17430 Hwy 25
Columbiana, AL
35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED FORTY NINE THOUSAND SIX HUNDRED FIFTY DOLLARS AND NO CENTS (\$249,650.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, **Raymond Moore, a single man** (herein referred to as **Grantors**) grant, bargain, sell and convey unto **Loray M. Lamar and husband Craig Lamar** (herein referred to as **Grantees**), 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, 2025.
- 2. Easements, restrictions, rights of way, and permits of record

Grantor herein is the surviving grantee in Deed Book 284, Page 40 and Deed Book 240, Page 638. The other grantee Nancy Ann Moore is deceased having passed November 19, 2024.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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.

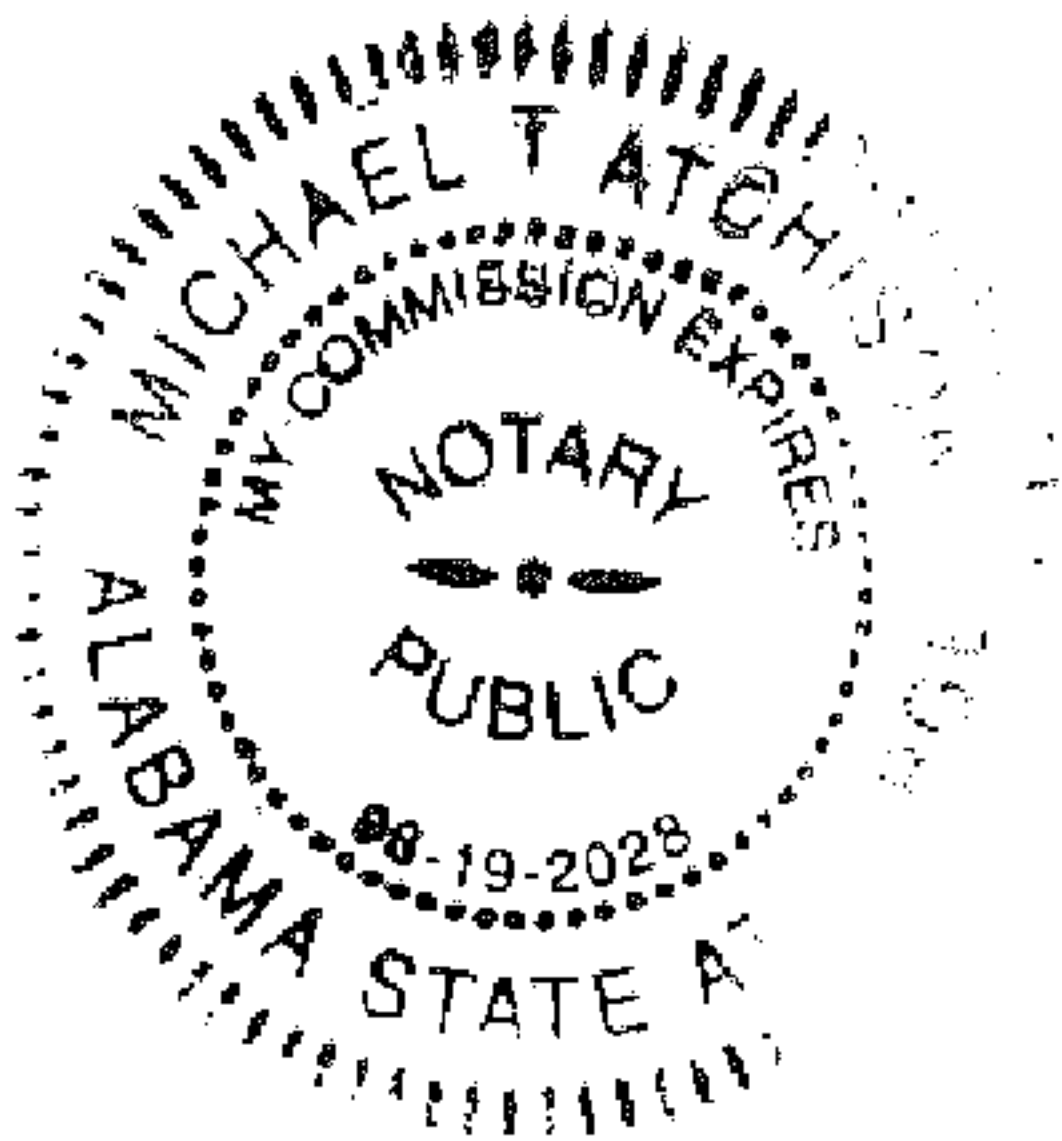
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18th day of December 2024.

_____ *Raymond Moore*
By Loray M. Lamar Power of Attorney
Raymond Moore by
Loray M. Lamar, Power of Attorney

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Raymond Moore by Loray Lamar, Power of Attorney**, whose names are signed to the foregoing conveyance, and who are 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 18th day of December, 2024.



Michael T. Atchison

Notary Public
My Commission Expires:

EXHIBIT A - LEGAL DESCRIPTION

The N $\frac{1}{2}$ of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 32, Township 21, Range 1 West, Shelby County, Alabama, EXCEPT that portion of the above described property conveyed to grantees herein by that certain deed dated February 11, 1966, and recorded in Deed Book 240, page 638, in the Probate Records of Shelby County, Alabama.

Part of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 32, Township 21, Range 1 West, more particularly described as follows: For point of beginning, commence at the Northwest corner of said Quarter Quarter Section and run thence East along the Northern boundary of said Quarter Quarter Section a distance of 264 feet to a point; thence turn to the right and run South, parallel with the Western boundary of said Quarter Quarter Section a distance of 330 feet to a point; thence turn to the right and run Westerly parallel with the North boundary of said Quarter Quarter Section a distance of 264 feet to a point on the Western boundary of said Quarter Quarter Section; thence turn to the right and run a distance of 330 feet to point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/20/2024 03:46:41 PM
 \$278.00 JOANN
 20241220000389400

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Raymond Moore
 Mailing Address 510 Hwy 97
Columbianna, AL 35051

Grantee's Name Leroy M. Lamar
 Mailing Address 17430 Hwy 25
Columbianna, AL 35051

Property Address 510 Hwy 97
Columbianna, AL 35051

Date of Sale 12-18-24
 Total Purchase Price \$

or
 Actual Value \$

or
 Assessor's Market Value \$ 249,650

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 transfer to child

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 12-18-24

Unattested

(verified by)

Print Leroy M. Lamar

Sign Leroy M. Lamar
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1