

This Instrument Prepared by:

Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr. LLC  
416 Yorkshire Drive  
Birmingham, AL 35209  
FILE NO. ATN

SEND TAX NOTICE TO:

2693 Alta Glen Dr.  
Birmingham AL 35213

[Space Above This Line for Recording Data]

## WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Twenty-five Thousand and 00/100 Dollars (\$225,000.00)** 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 where is acknowledged. I or we **Carol Moore Alford, a single person, Lydia M. Hartley a/k/a Ruth M. Hartley, a single person and Cynthia Moore Chapman, a married person as Personal Representatives and devisees and distributees of the Estate of Z. Charlene Moore a/k/a Charlene Moore, Shelby County Probate Case no. PR-2023-001044**(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Michele B. Cunningham** whose mailing address 2693 Alta Glen Dr. Birmingham AL 35213 (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of **METES and BOUNDS**

SEE EXHIBIT A

Subject to ad valorem taxes for the current year, and subsequent years.  
Subject to restrictions, reservations, conditions, and easement of record  
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.  
This does not constitute the homestead of the Grantors or their spouses.  
Cynthia M. Alford and Cynthia Moore Alford are one and the same person  
Carol M. Alford and Carol Moore Alford are one and the same person.

**To Have and To Hold** to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 30 day of January, 2025

Carol Moore Alford

Carol Moore Alford, Personal Representative and  
Devisee and Distributee of the Estate of Z. Charlene Moore  
a/k/a Charlene Moore, Shelby County Probate Case no. PR-  
2023-001044

Lydia M. Hartley a/k/a Ruth M. Hartley

Lydia M. Hartley a/k/a Ruth M. Hartley Personal  
Representative and Devisee and Distributee of the Estate of  
Z. Charlene Moore a/k/a Charlene Moore, Shelby County  
Probate Case no. PR-2023-001044

Cynthia Moore Chapman

Cynthia Moore Chapman, Personal Representative and  
Devisee and Distributee of the Estate of Z. Charlene Moore  
a/k/a Charlene Moore, Shelby County Probate Case no. PR-  
2023-001044

STATE OF Alabama

Shelby COUNTY ss:

I, Jeninne H. Poe, a Notary Public in and for said county in said state, hereby certify that Carol Moore Alford, Lydia M. Hartley a/k/a Ruth M. Hartley, and Cynthia Moore Chapman, as Personal Representatives and devisees and distributees of the Estate of Z. Charlene Moore a/k/a Charlene Moore, Shelby County Probate Case no. PR-2023-001044 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 this conveyance, they as Personal Representatives and Individually executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 30th day of January, 2025

My Commission Expires: 8-9-2028

Jeninne H. Poe  
Notary Public

(S E A L)



Grantors Address:  
1429 Montclair Rd, Apt 8  
Birmingham, AL 35210

FILE NO: ATN1106

EXHIBIT "A"

A parcel of land located in the SE¼ of NE¼ of Section 4 and the SW¼ of the NW¼ of Section 3, all in Township 20, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at 1" open pipe found at the SE corner of the SE¼ of the NE¼ of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama; thence S 89°08'49" W a distance of 328.99 feet to a capped rebar found (Clinkscales); thence N 15°50'07" W a distance of 542.10 feet to a capped rebar set (Landmark) on the southeasterly right of way of Shelby County Highway #39 (80' ROW); thence along said right of way, N 44°53'36" E a distance of 100.00 feet to a capped rebar set (Landmark); thence continue along said right of way with a curve turning to the left with an arc length of 77.49', with a radius of 1485.15', with a chord bearing of N 43°23'55" E, with a chord length of 77.48' to a 1" solid rod found; thence leaving said right of way, S 54°38'15" E a distance of 1092.16 feet to a 2" open top pipe found; thence S 88°45'20" W a distance of 537.73 feet to the Point of Beginning.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/03/2025 02:57:18 PM  
\$258.00 BRITTANI  
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*Allen S. Bayl*