



20250204000034140 1/2 \$297.00  
Shelby Cnty Judge of Probate, AL  
02/04/2025 12:39:00 PM FILED/CERT

This instrument prepared by:  
Sidney T. Philips. Esq.  
Leitman, Siegal & Payne, P.C.  
1927 1<sup>st</sup> Avenue North, Suite 101  
Birmingham, AL 35203  
205-986-5016

Send Tax Notice to:  
Rosie C. Moore, trustee  
1240 Tower Lane  
Hoover, AL 35244

## WARRANTY DEED

STATE OF ALABAMA       )  
SHELBY COUNTY        )

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantors in hand paid by Grantee herein, the receipt whereof is acknowledged, and the assumption by Grantee of that certain Mortgage from the Grantors herein to Nationstar Mortgage LLC dated October 19, 2024, which mortgage appears of record in Instrument #20241028000335750 in the Probate Office of Shelby County, Alabama, we Rosie Campbell Moore, an unmarried woman, and Kori Finn Jones, a married woman, (collectively, the "Grantors"), do hereby grant, bargain, sell and convey to Rosie C. Moore, trustee of the Rosie C. Moore 2025 Trust ut dated January 22, 2025, (the "Grantee"), that certain real estate situated in Shelby County, Alabama, being more particularly described as follows (hereinafter, collectively, the "Property") to wit:

Lot 1828, according to the Survey of Blackridge South, Phase 8, as recorded in Map Book 58, Page 10, in the Probate Office of Shelby County, Alabama.

SUBJECT TO current taxes, all matters of public record, including but not limited to, easements, restrictions of record and other matters which may be viewed by observation.

This deed was prepared with information supplied by Grantor herein without the benefit of a title search being performed on the subject Property; therefore, preparer makes no certification as to the status of title.

The Grantor, Kori Finn Jones, warrants that the Property is not her homestead, nor is it the homestead of her spouse.

TO HAVE AND TO HOLD the same unto the said Grantee, her heirs and assigns, forever.

And we do for ourselves, and for our heirs, executors and administrators, covenant with the said Grantee, her successors and assigns, that we are lawfully seized in fee simple of said premises, that said premises are free from all encumbrances unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we will and our heirs, executors, and administrators shall forever warrant and defend the same to the said Grantee, her successors and assigns forever, against the lawful claims of all persons.

The information below is being provided in accordance with *Code of Alabama 1975, Section 40-22-1*:

Grantors' Name:       Rosie Campbell Moore  
                              Kori Finn Jones

Mailing Address:     1240 Tower Lane  
                              Hoover, AL 35244

Shelby County, AL 02/04/2025  
State of Alabama  
Deed Tax: \$272.00



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Grantee's Name: Rosie C. Moore, trustee of the  
Rosie C. Moore 2025 Trust

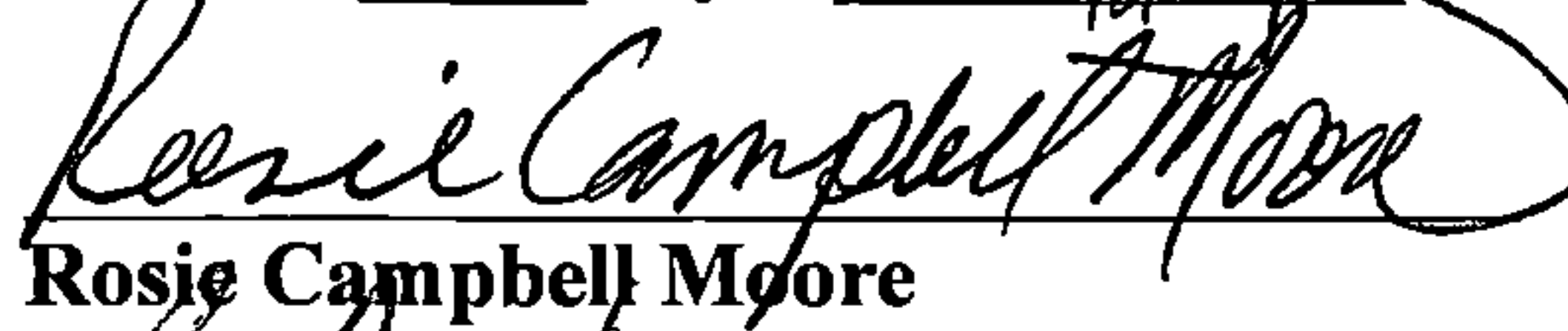
Mailing Address: 1240 Tower Lane  
Hoover, AL 35244

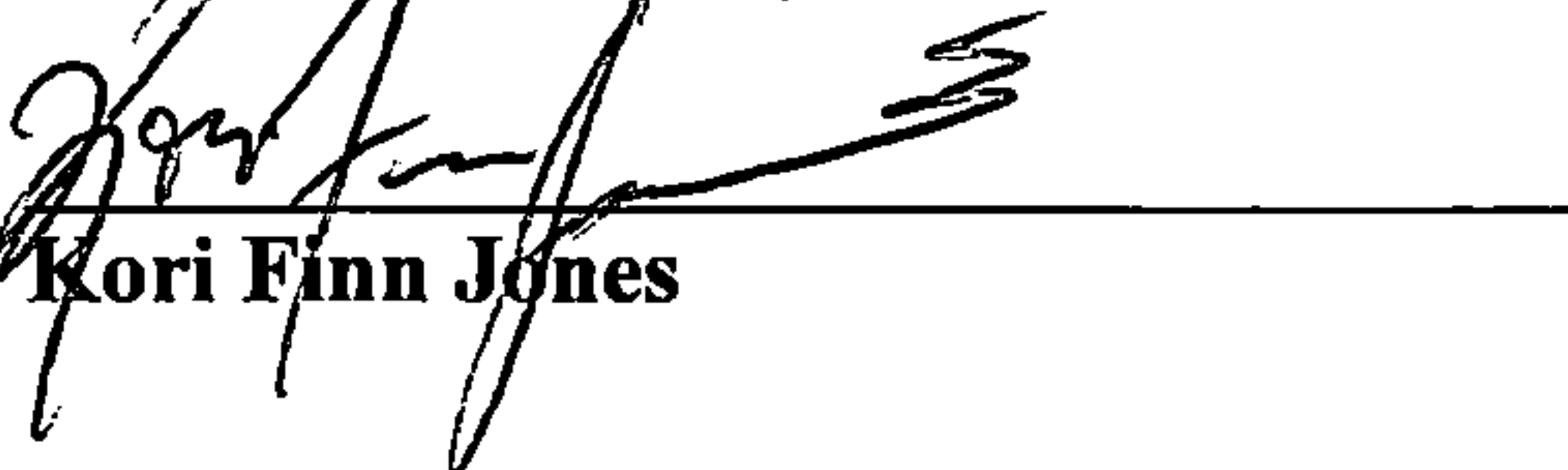
Property Address: 1240 Tower Lane  
Hoover, AL 35244

Value: \$271,800

The actual value claimed can be verified by: Tax Assessor's Value

IN WITNESS WHEREOF, I have hereunto set my hand, and seal on the date stated in the  
acknowledgement below to be effective as of this 22 day of January, 2025.

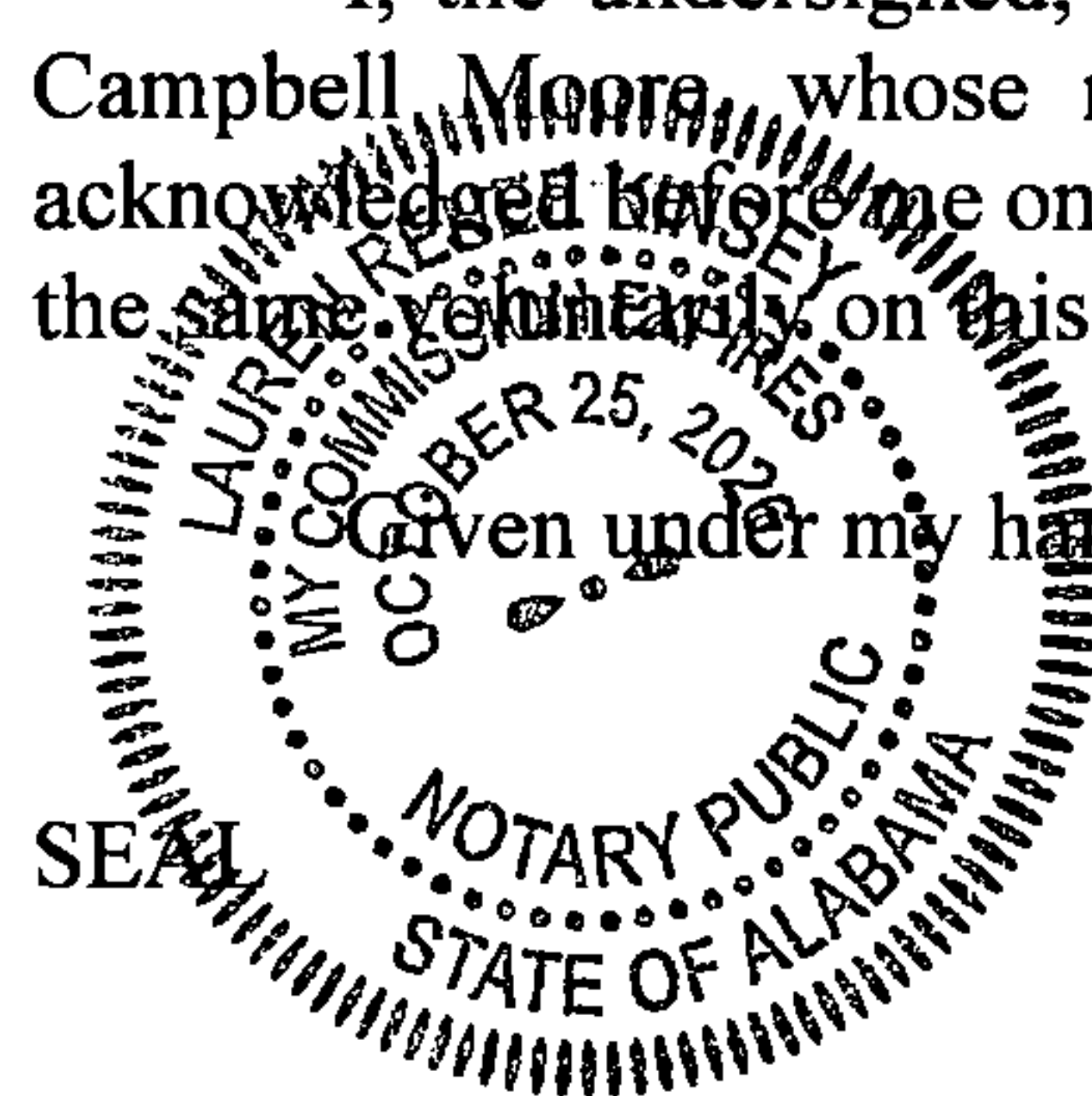
  
Rosie Campbell Moore


  
Kori Finn Jones

STATE OF ALABAMA )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Rosie  
Campbell Moore, whose name is signed to the foregoing conveyance and who is known to me,  
acknowledged before me on this day, that, being informed of the contents of said conveyance, she executed  
the same voluntarily on this date.

Given under my hand and official seal this the 22nd day of January, 2025.

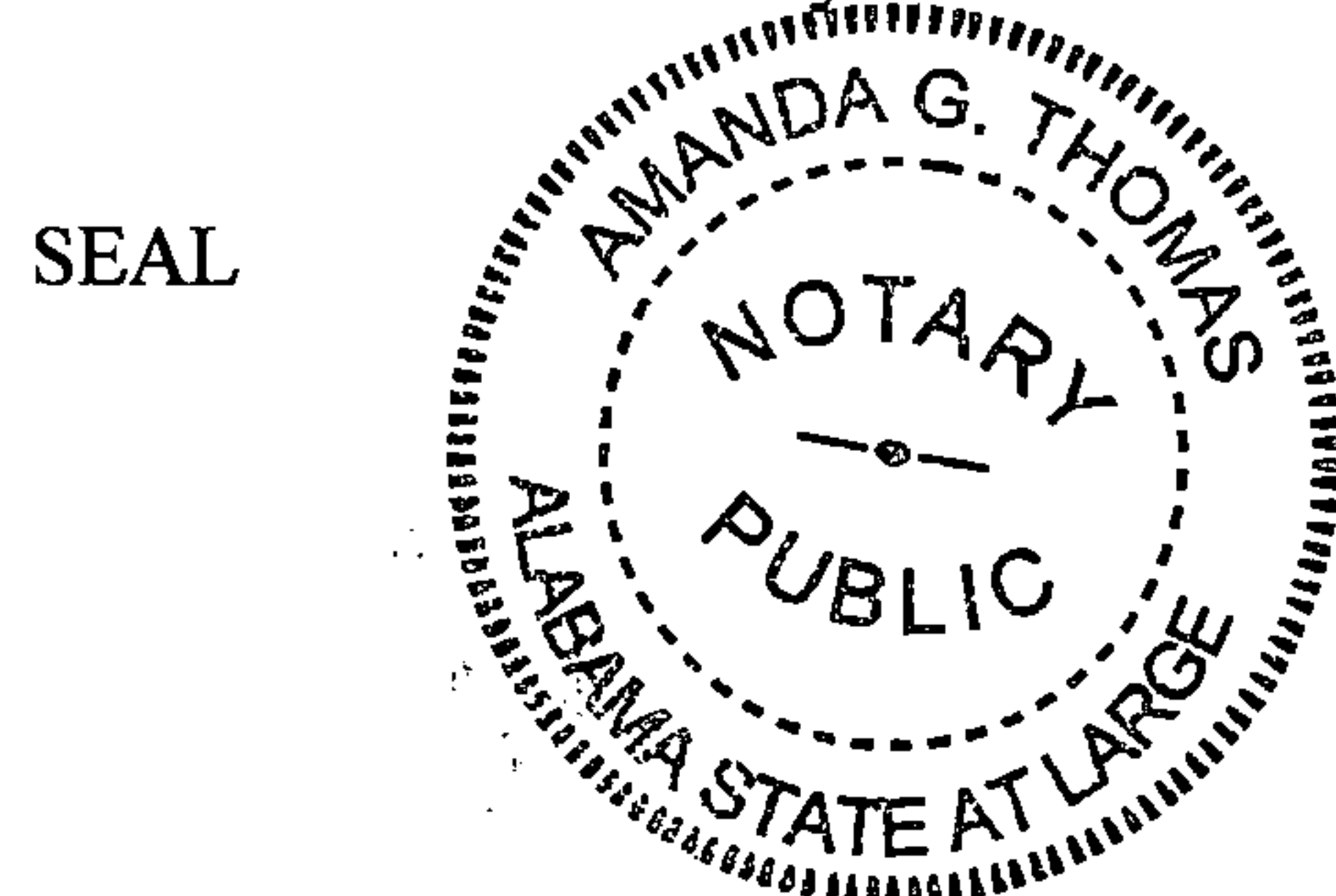



  
Notary Public  
My commission expires: 10/25/26

STATE OF ALABAMA )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Kori Finn  
Jones, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before  
me on this day, that, being informed of the contents of said conveyance, she executed the same voluntarily  
on this date.

Given under my hand and official seal this the 25 day of January, 2025.



  
Notary Public  
My commission expires: 3/12/2028