



20250204000034150 1/3 \$440.50  
Shelby Cnty Judge of Probate, AL  
02/04/2025 12:39:01 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  
3060 Adley Circle  
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 Northpointe Bank dated May 22, 2020, which mortgage appears of record in Instrument #20200529000215880 in the Probate Office of Shelby County, Alabama, we, Rosie C. Moore, an unmarried woman, and Letessia Monique Penick and husband, Andre C. Penick, (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 31-A, according to the Survey of Bent River Phase IV Resurvey #1, as recorded in Map Book 42, Page 41 A & B, 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.

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' Names: Rosie C. Moore  
Letessia Monique Penick  
Andre C. Penick

Mailing Address: 4436 Cahaba River Blvd.  
Birmingham, AL 35216

Shelby County, AL 02/04/2025  
State of Alabama  
Deed Tax: \$411.50

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

Mailing Address: 4436 Cahaba River Blvd  
Birmingham, AL 35216

Property Address: 4436 Cahaba River Blvd.  
Birmingham, AL 35216

Value: \$411,500

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 C. Moore  
Rosie C. Moore

Letessia Monique Penick  
Letessia Monique Penick

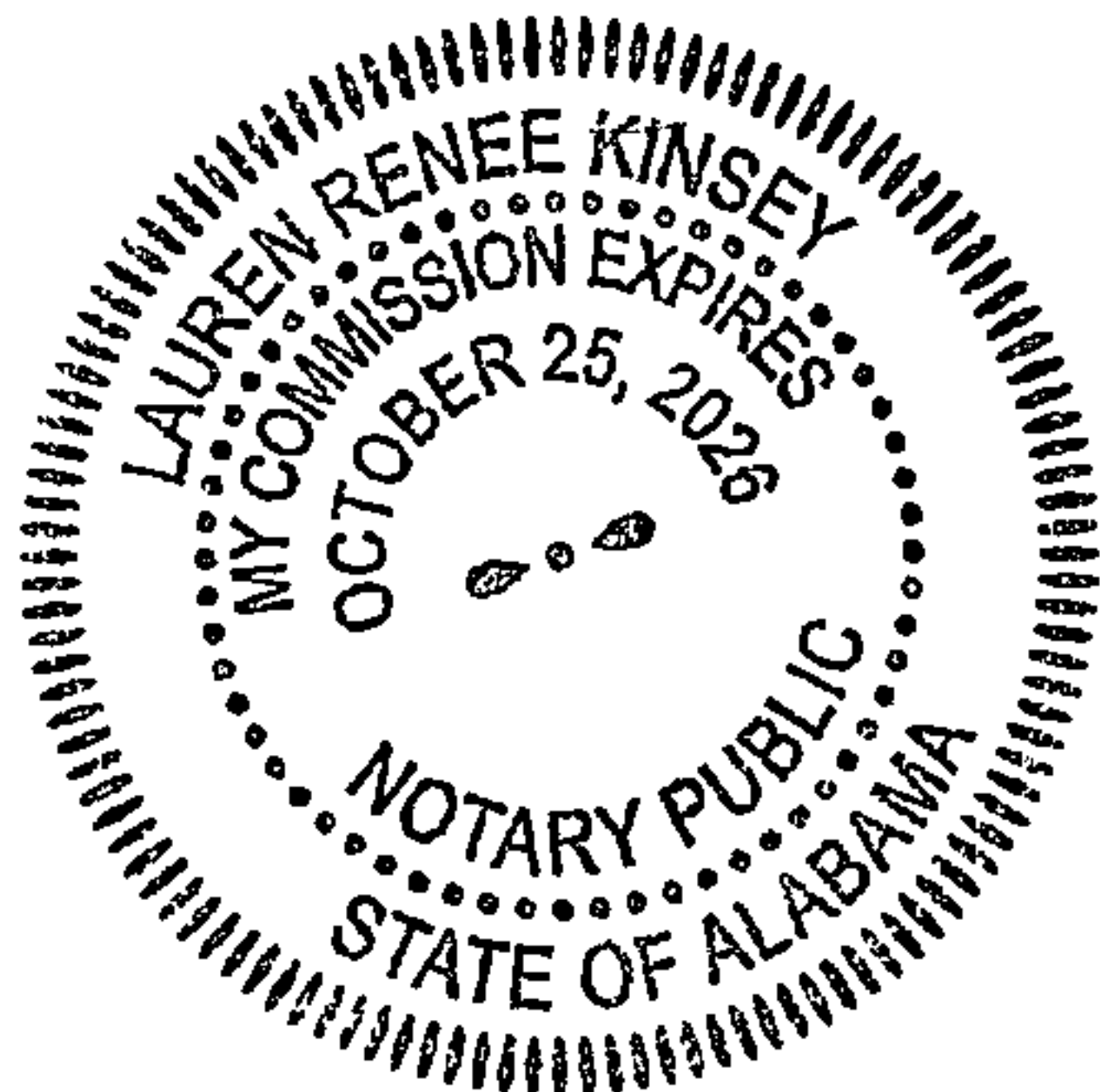
Andre C. Penick  
Andre C. Penick

STATE OF ALABAMA )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Rosie C. 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.

SEAL



Lauren Kinsey  
Notary Public  
My commission expires: 10/25/26





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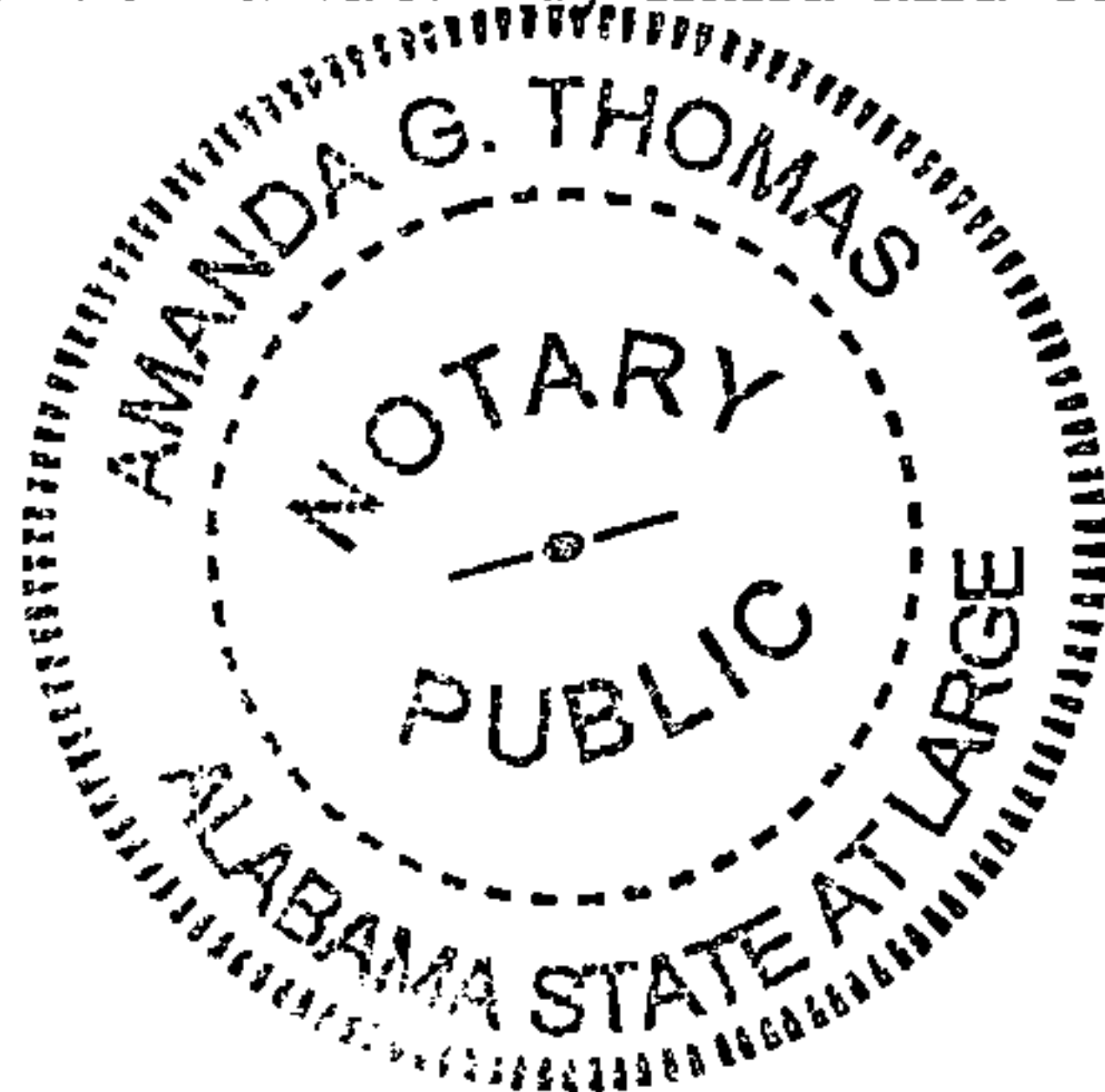
STATE OF ALABAMA )

COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Letessia Monique Penick, 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<sup>th</sup> day of January, 2025.

SEAL



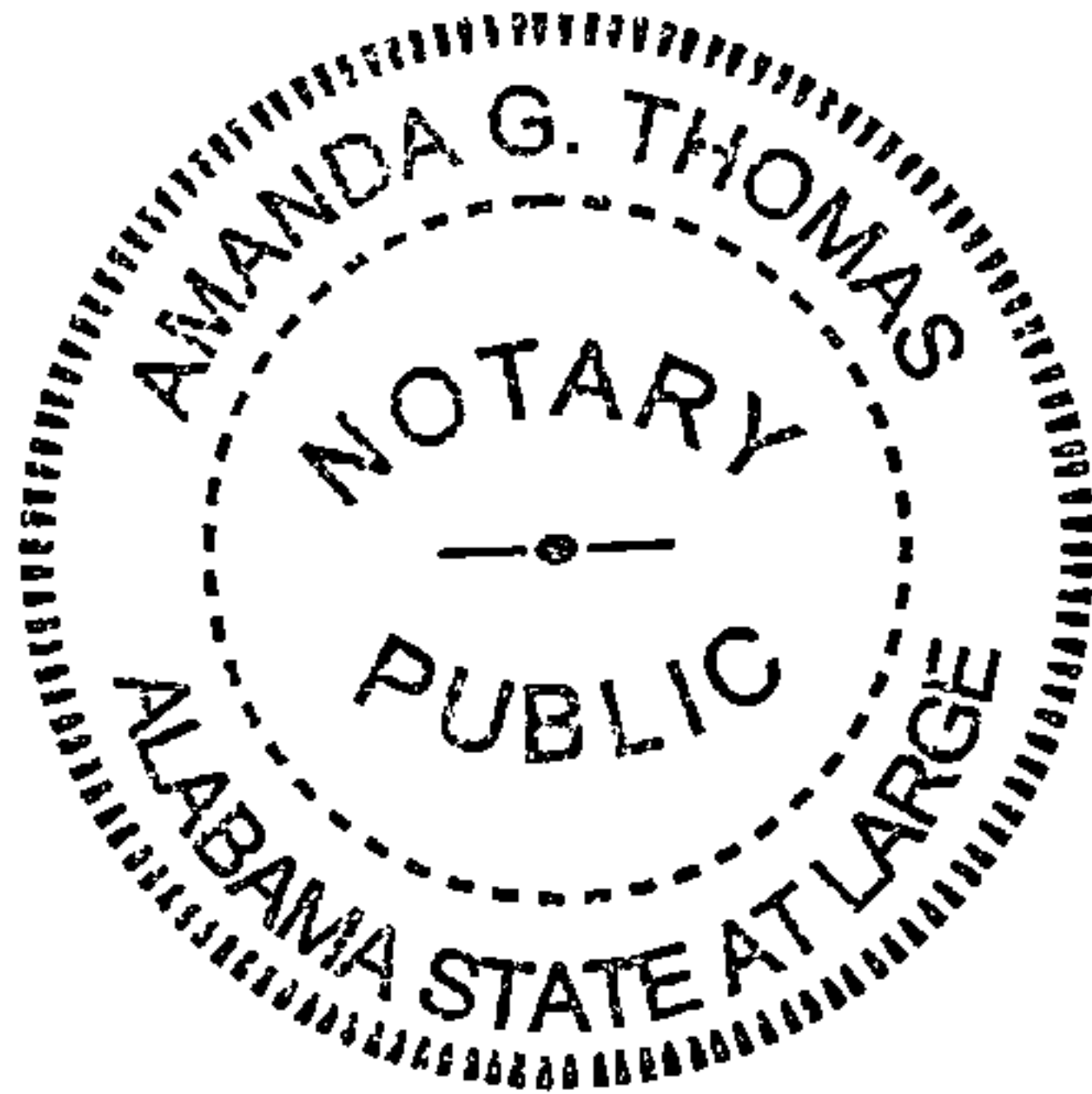
Amanda G Thomas  
Notary Public  
My commission expires: 3/12/2028

STATE OF ALABAMA )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Andre C. Penick, 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, he executed the same voluntarily on this date.

Given under my hand and official seal this the 25<sup>th</sup> day of January, 2025.

SEAL



Amanda G Thomas  
Notary Public  
My commission expires: 3/12/2028