

Document Prepared by:
Shannon R. Crull, P.C.
3009 Firefighter Lane
Birmingham, AL 35209

Send Tax Notice to:
Perla Sosa

180 Wilderness Lane
Alabaster AL 35007

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of NINETY THOUSAND AND 00/100 (\$90,000.00), and other good and valuable consideration in hand paid to Dorthy M. Moore, a widow (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by Perla Sosa (hereinafter referred to as "Grantee(s)" whether one or more), Grantor(s) hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) unto Grantee(s), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the SE 1/4 of the NE 1/4 of Section 15, Township 21 South, Range-3 West thence run West along the North line of said 1/4 - 1/4 section a distance of 24.28 feet; thence turn an angle of 90 degrees, 48 minutes, 01 seconds to the left and run a distance of 275.03 feet to the point of beginning; thence continue in the same direction a distance of 138.79 feet, thence turn an angle of 87 degrees, 36 minutes, 56 seconds to the right and run a distance of 184.39 feet; thence turn an angle of 63 degrees, 00 minutes, 05 seconds to the right and run a distance of 172.40 feet; thence turn an angle of 120 degrees, 11 minutes, 00 seconds to the right and run a distance of 268.85 feet to the point of beginning. Situated in the SE 1/4 of the NE 1/4, Section 15, Township 21 South, Range 3 West, Shelby County, Alabama.

Dorthy M. Moore is the surviving grantee of deed recorded in Instrument 1999-21926. The other grantee, James H. Moore, died on or about 10/23/2023.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$0.00 of the above consideration was secured by and through a purchase money mortgage closed and recorded herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee(s), his/her/their heirs, successors and assigns forever.

AND Grantor(s) for themselves, and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), his/her/their heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.


IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on the date stated in the notary acknowledgement, the same to be effective as of the 18th day of February, 2025.

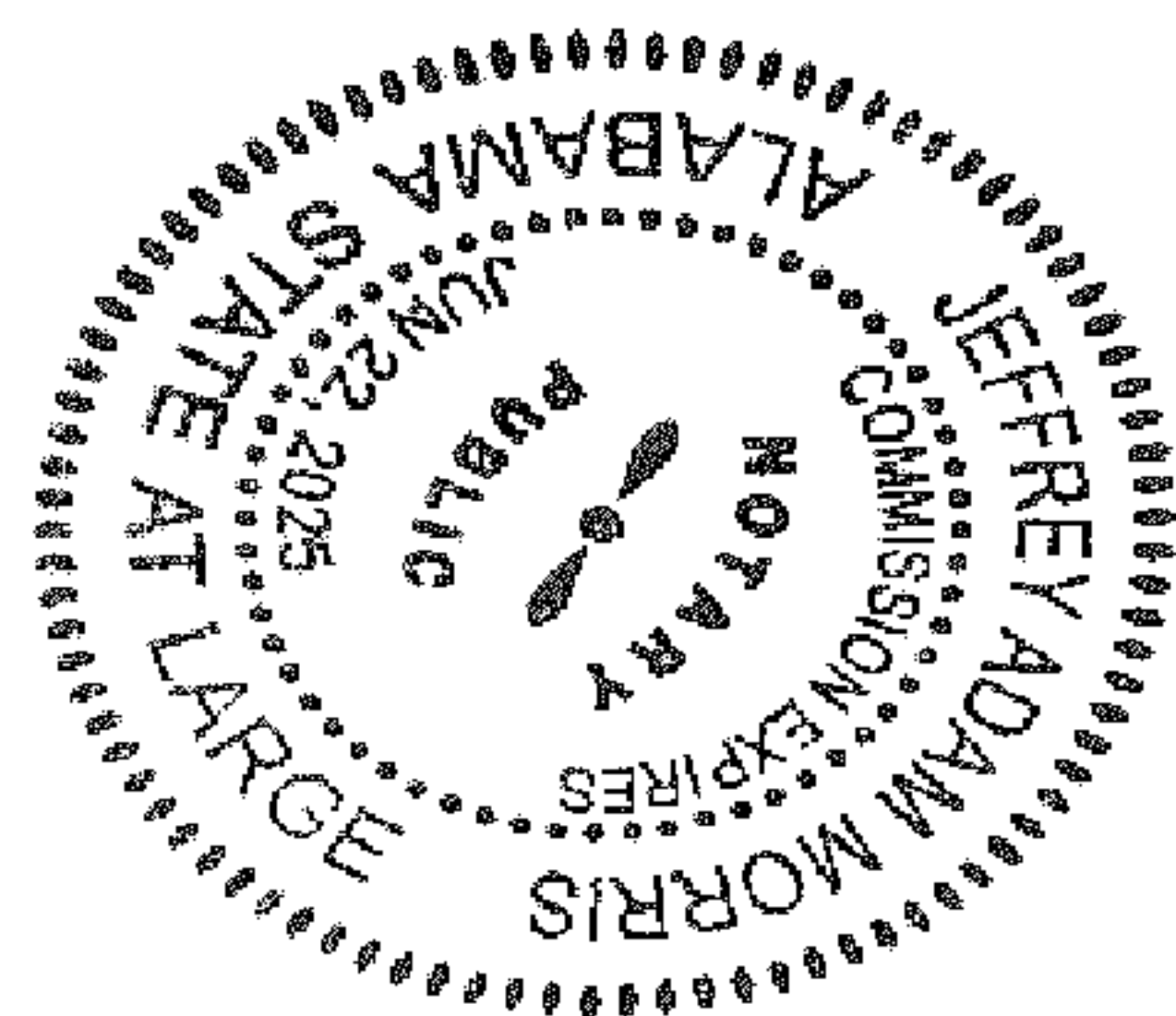
Darthy M. Moore
Darthy M. Moore

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Dorthy M. Moore whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of February, 2025.

Notary Public 
My Commission Expires:



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>Darthy M. Moore</u>	Grantee's Name	<u>Perla Sosa</u>
Mailing Address	<u>_201 Wilderness Lane</u> <u>_Alabaster, AL 35007</u>	Mailing Address	<u>_180 Wilderness Lane</u> <u>_Alabaster, AL 35007</u>
Property Address	<u>180 Wilderness Lane</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>2/18/25</u>
		Total Purchase Price	<u>\$90,000.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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 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 2/18/25 Print Jeff Morris

Unattested _____

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



(verified by)
Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/19/2025 11:28:22 AM
\$118.00 JOANN
20250219000048910

Alex S. Bayl

Form RT-1