

This Instrument was Prepared by:
Stuart J. Garner
Stuart J. Garner, LLC
2700 Corporate Drive
Suite 150
Birmingham, AL 35242
File No.: 2025104

Send Tax Notice To: James O. Moore
Beverly Paige Frost Moore
AL

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Forty Five Thousand Dollars and No Cents (\$445,000.00)**, 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 whereof is acknowledged, I or we, **Sandra Joyce Lucas, whose mailing address is AL** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **James O. Moore and Beverly Paige Frost Moore, Husband and Wife, whose mailing address is AL** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **265 Macallan Drive, Pelham, AL 35124**; to wit;

Lot 1358, according to the Final Plat of Macallan at Ballantrae, Phase 2, as recorded in Map Book 39, page 53 in the Probate Office of Shelby County, Alabama.

Subject To:

- 1. 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. Mining and mineral rights excepted.**
- 2. The restrictive covenants contained in instrument filed for record in Ballantrae Residential Association.**
- 3. 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 and gravel in, on and under the Land**

\$100,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the 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 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, 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 .

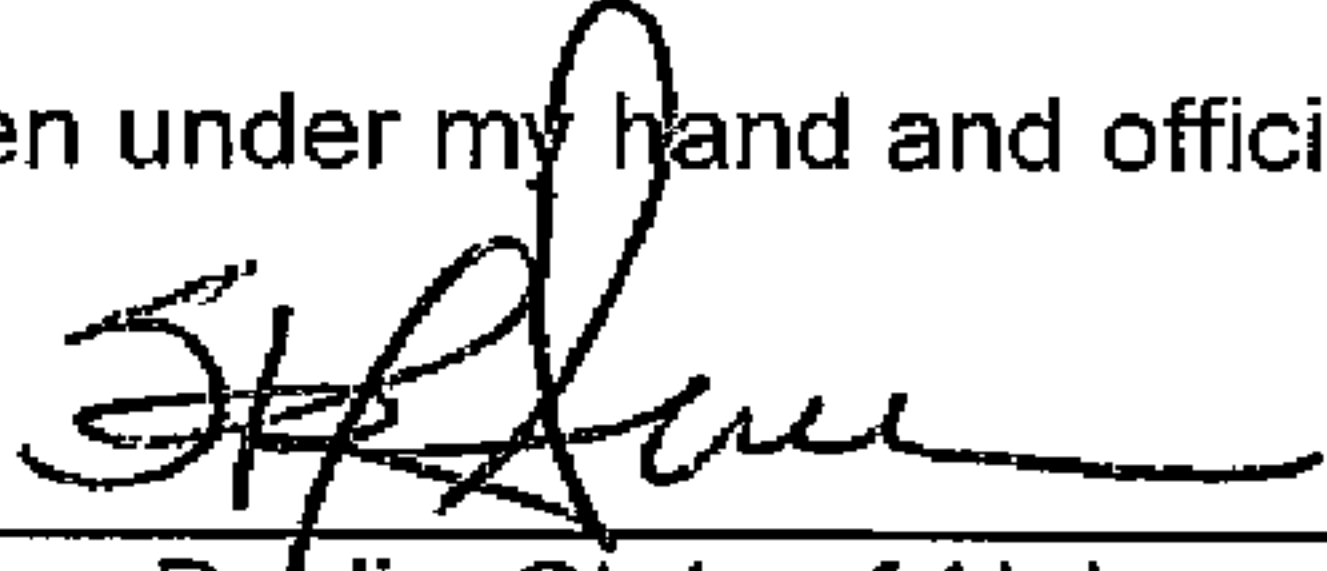
Sandra Joyce Lucas
Sandra Joyce Lucas

State of Alabama

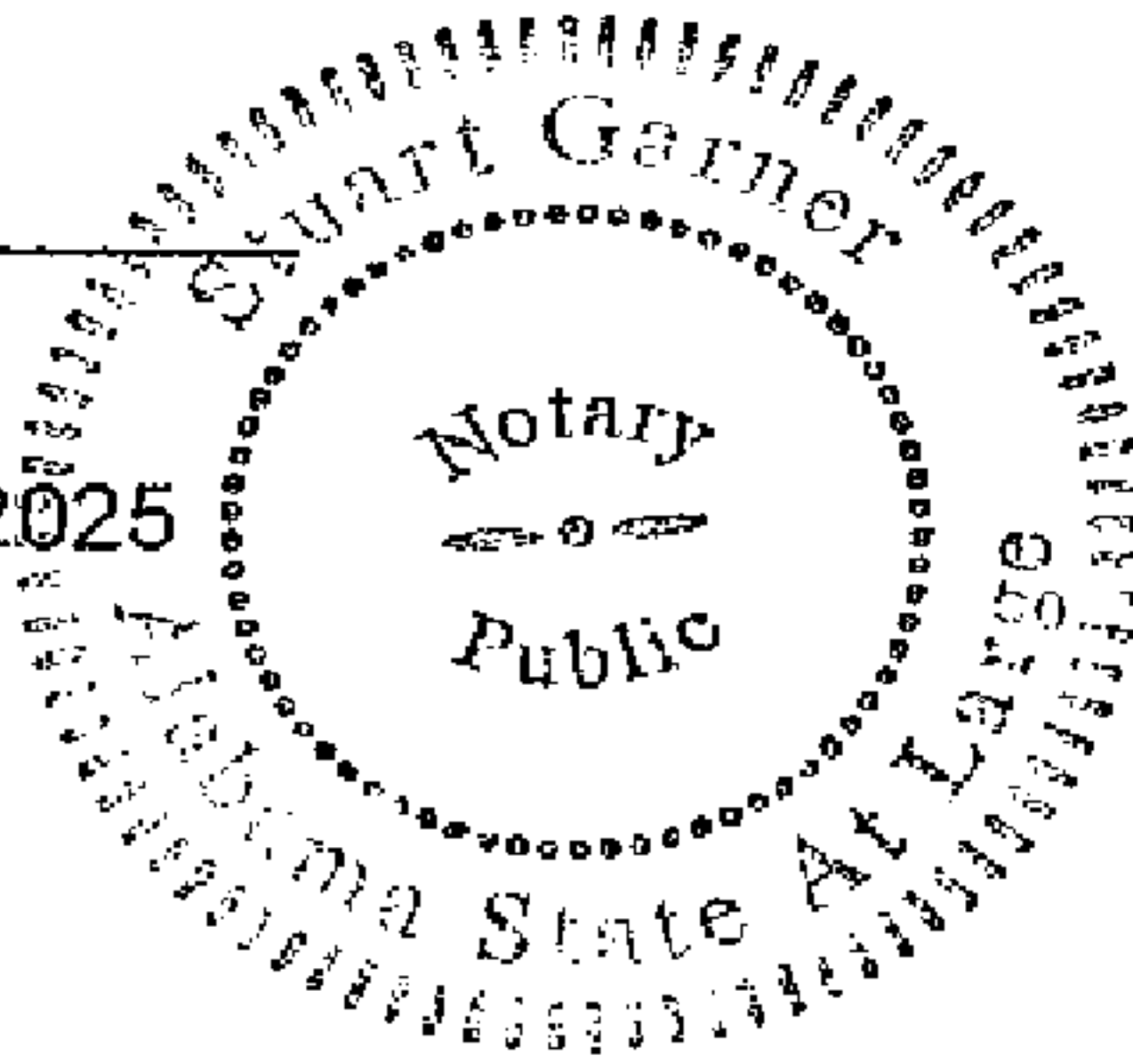
County of Shelby

I, Stuart J. Garner, a Notary Public in and for the said County in said State, hereby certify that Sandra Joyce Lucas, 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of February, 2025.



Notary Public, State of Alabama
Stuart J. Garner
My Commission Expires: August 19, 2025



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>Sandra Joyce Lucas</u> Mailing Address <u>4625 Guilford</u> <u>CONE HOOVER</u> <u>AL 35244</u> Property Address <u>265 Macallan Drive</u> <u>Pelham, AL 35124</u>	Grantee's Name <u>James O. Moore</u> <u>Beverly Paige Frost Moore</u> Mailing Address <u>265 Macallan Drive</u> <u>Pelham, AL 35124</u> Date of Sale <u>February 28, 2025</u> Total Purchase Price <u>\$445,000.00</u> or Actual Value _____ or Assessor's Market Value _____
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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
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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 of 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 February 27, 2025

Print Sandra Joyce Lucas

Unattested

Sign Sandra Joyce Lucas
(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
03/03/2025 11:02:27 AM
\$373.00 JOANN
20250303000061900

Form RT-1



Allen S. Boyd