

**This instrument prepared by:**  
Michael Galloway, Esq.  
3500 Blue Lake Drive, Suite 320  
Birmingham, AL 35223

**SEND TAX NOTICE TO:**  
Paul Simpson  
1180 Berwick Rd.  
Hoover, AL 35242

### **GENERAL WARRANTY DEED**

**STATE OF ALABAMA** )  
**SHELBY COUNTY** )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Two Hundred Eighty Thousand And No/100 Dollars (\$280,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, The Estate of Johnny Steven Moore, a protected person, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Paul Simpson (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 40, according to the survey of Greystone Ridge Garden Homes, as recorded in Map Book 16, Page 31, in the Office of the Judge of Probate 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.

Subject to a third party mortgage in the amount of \$224,000.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 3<sup>rd</sup> day of March, 20 25.

The Estate of Johnny Steven Moore, a protected person

BY: Laura Hill  
Laura Hill  
Conservator

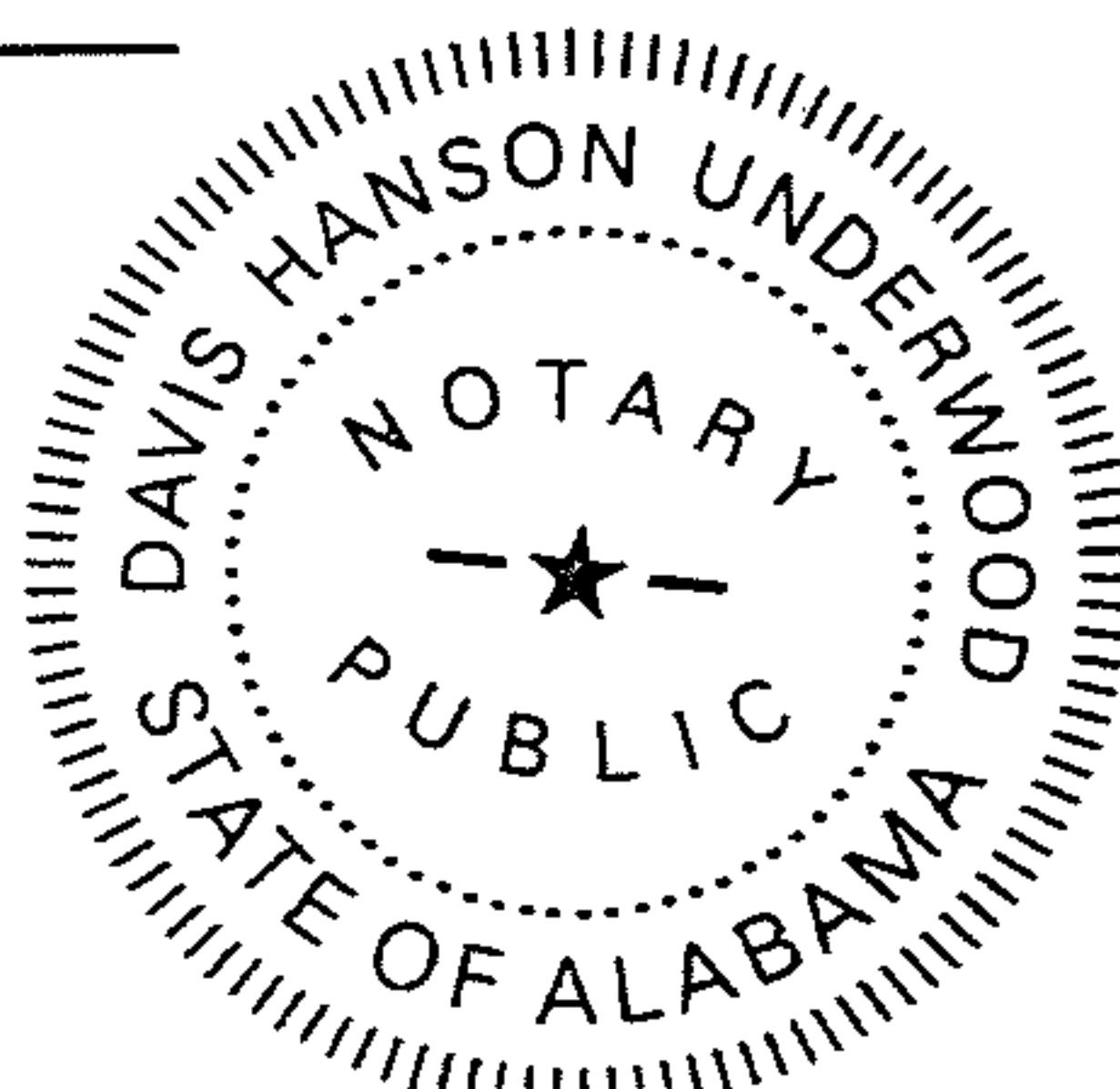
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Laura Hill whose name as Conservator for The Estate of Johnny Steven Moore, a protected person, 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 the conveyance he/she executed the same voluntarily and in his/her capacity as Conservator on the day the same bears date.

Given under my hand and official seal on 3<sup>rd</sup> day of March, 20 25.

Notary Public  
My commission expires:

My Commission Expires  
July 24, 2027



**Real Estate Sales Validation Form**

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name The Estate of Johnny Steven Moore, Grantee's Name Paul Simpson  
a protected personMailing Address 2650 New Liberty Rd  
Wellington, AL 36279Mailing Address 1180 Berwick Rd.  
Hoover, AL 35242Property Address 1180 Berwick Rd.  
Hoover, AL 35242Date of Sale March 3, 2025  
Total Purchase Price \$280,000.00  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_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: \_\_\_\_\_If the conveyance document presented for recordation contains all of the required information referenced above,  
the filing of this form is not required.**Instructions**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: March 3, 2025

Sign \_\_\_\_\_ Agent \_\_\_\_\_



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/03/2025 02:42:48 PM  
\$84.00 PAYGE  
20250303000063000

*Allen S. Boyd*