

Recordation Requested By/Return to:

EQUITY NATIONAL TITLE
RECORDING TEAM
317 IRON HORSE WAY
PROVIDENCE, RI 02908
File No. ALR25-497204

Send Tax Notices to:

SHERRELL MOONEY AND VIRGINIA A. MOONEY
172 STONEBRIDGE CIRCLE
PELHAM, AL 35124

This Instrument Prepared By:

LYNN BYRD AL Bar No. ASB-6789-D60L
o/b/o BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

The purpose of this Warranty Deed is to clear title in regards to Grantees legal name.

WARRANTY DEED

Executed this 30 day of April, 2025 for good consideration of **Zero and 00/100 Dollars (\$0.00)**, I (we) **SHERRELL MOONEY AND VIRGINIA A. MOONEY, FORMERLY KNOWN AS ANNETTE MOONEY, A MARRIED COUPLE** whose mailing address is 172 STONEBRIDGE CIRCLE, PELHAM, AL 35124, hereby bargain, deed and convey to **SHERRELL MOONEY AND VIRGINIA A. MOONEY, A MARRIED COUPLE AS JOINT TENANTS WITH RIGHTS SURVIVORSHIP** whose mailing address is 172 STONEBRIDGE CIRCLE, PELHAM, AL 35124, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

Lot 94, according to the Survey of The Cottages at Stonehaven, Second Addition, Phase One, as recorded in Map Book 23, Page 87, in the Probate Office of Shelby County, Alabama.

APN: 13 6 23 4 004 016.000

Property Address: 172 STONEBRIDGE CIRCLE, PELHAM, AL 35124

This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants 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 the survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or 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, and the survivor of them, their heirs and assigns forever, against the lawful claims of all persons.

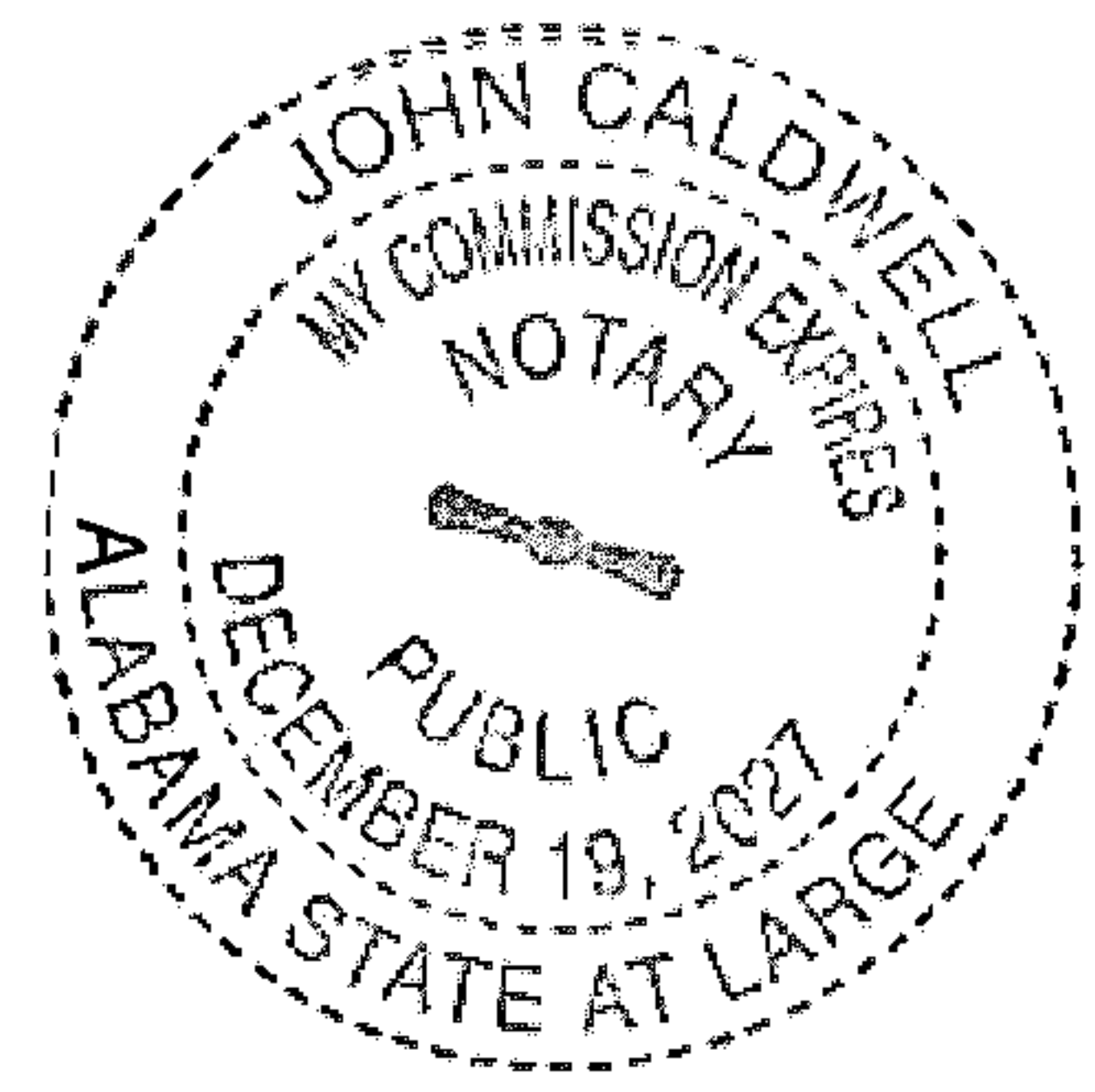
WITNESS the hands and seal of said Grantor(s) this 30 day of APRIL, 20 25.

Sherrell Mooney
SHERRELL MOONEY

Virginia A Mooney F/K/A
VIRGINIA A. MOONEY, F/K/A
ANNETTE MOONEY
Annette Mooney

STATE OF Alabama
COUNTY OF Shelby } SS.

I, John Caldwell, a Notary Public, hereby certify that **SHERRELL MOONEY AND VIRGINIA A. MOONEY, F/K/A ANNETTE MOONEY**, 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 this 30 day of APRIL, 20 25



John Caldwell
Notary Public, State of ALABAMA
County of Shelby
My Commission expires:
JOHN CALDWELL
My Commission Expires
12/19/2027

Real Estate Sales Validation Form

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

Grantor's Name	<u>Sherrell Mooney</u> <u>and Virginia A. Mooney</u>	Grantee's Name	<u>Sherrell Mooney and Virginia A. Mooney</u>
Mailing Address	<u>172 Stonebridge Circle, Pelham, AL 35124</u>	Mailing Address	<u>172 Stonebridge Circle, Pelham, AL 35124</u>
Property Address	<u>172 Stonebridge Circle, Pelham, AL 35124</u>	Date of Sale	<u>4/30/2025</u>
		Total Purchase Price	\$ _____
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ <u>188100</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 checked="" type="checkbox"/> Other
<input 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 4-30-25

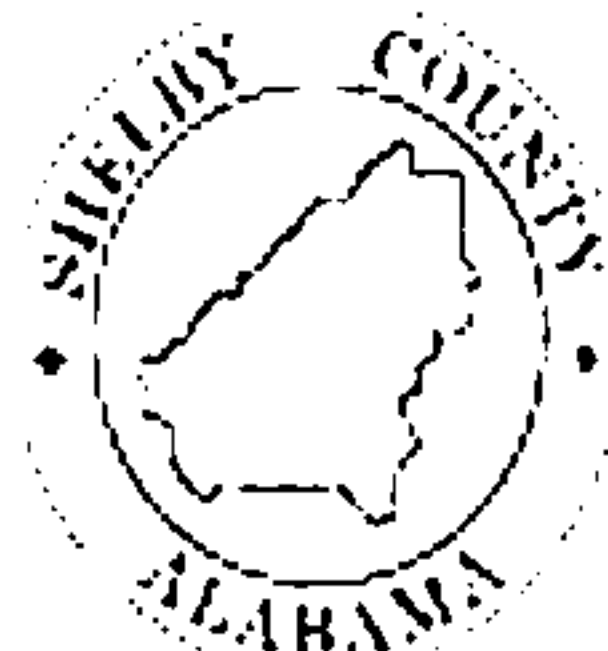
Print SHERRELL MOONEY / Virginia A. Mooney

Unattested

(verified by)

Sign Sherrell Mooney / Virginia A. Mooney
(Grantor/Grantee/Owner/Agent) circle one

eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/14/2025 10:57:30 AM
\$30.00 JOANN
20250514000146740

Form RT-1

Allie S. Bayl