

Send Tax Notice to:

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN Dollars (\$10.00) and other consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **James R. Moates, a married man, and his wife, Sharon C. Moates** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Charles Jeffrey Tidmore, a married man, and his wife, Jennifer Carden Tidmore** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Land in Shelby County, Alabama, being Lot No. 127, Survey of Final Plat of Simms Landing, Phase 1B, of record in Map Book 53, Page 37 A & B, Probate Office for Shelby County, Alabama, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to James R Moates and Sharon C Moates, husband and wife, by Corporation Form Warranty Deed, Joint Tenancy with Right of Survivorship, from Clayton Properties Group, Inc, a TN corporation, dated August 12, 2021, of record in Instrument No. 20210816000396650, in the Probate Office for Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

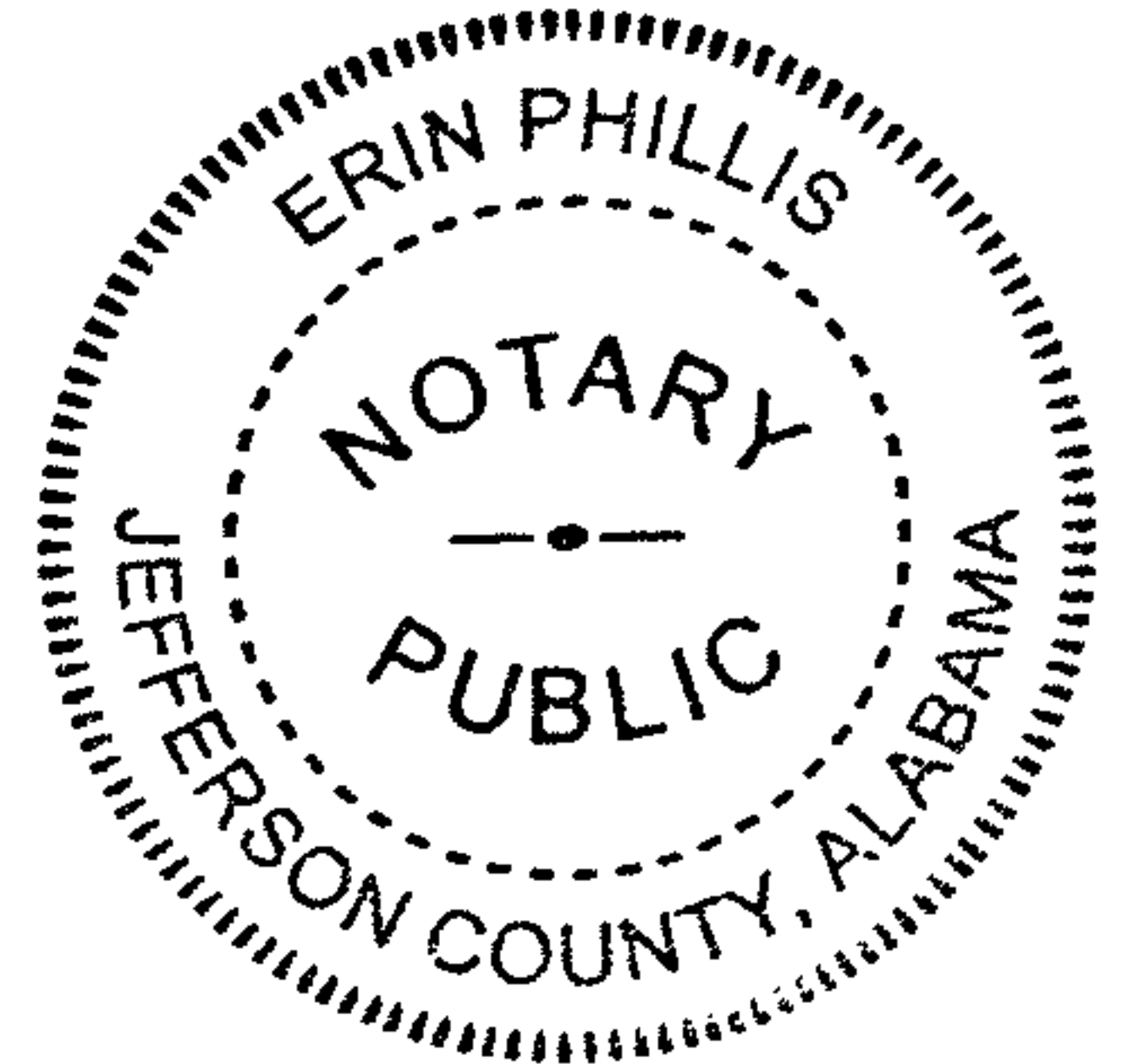
And we do for ourselves and for our heirs, executors, and administrators, covenant with the said grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 8 day of July, 2025

Property Address: 3104 Simms Landing, Pelham, AL 35124

James R. Moates
James R. Moates

Sharon C. Moates
Sharon C. Moates



STATE OF ALABAMA)

Jefferson COUNTY)

GENERAL ACKNOWLEDGEMENT

I, Erin Phillis, a Notary Public in and for said County, in said State, hereby certify that **James R. Moates**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of July, 2025.

Erin Phillis
NOTARY PUBLIC

My Commission Expires: 10/1/28

STATE OF ALABAMA)

Jefferson COUNTY)

GENERAL ACKNOWLEDGEMENT

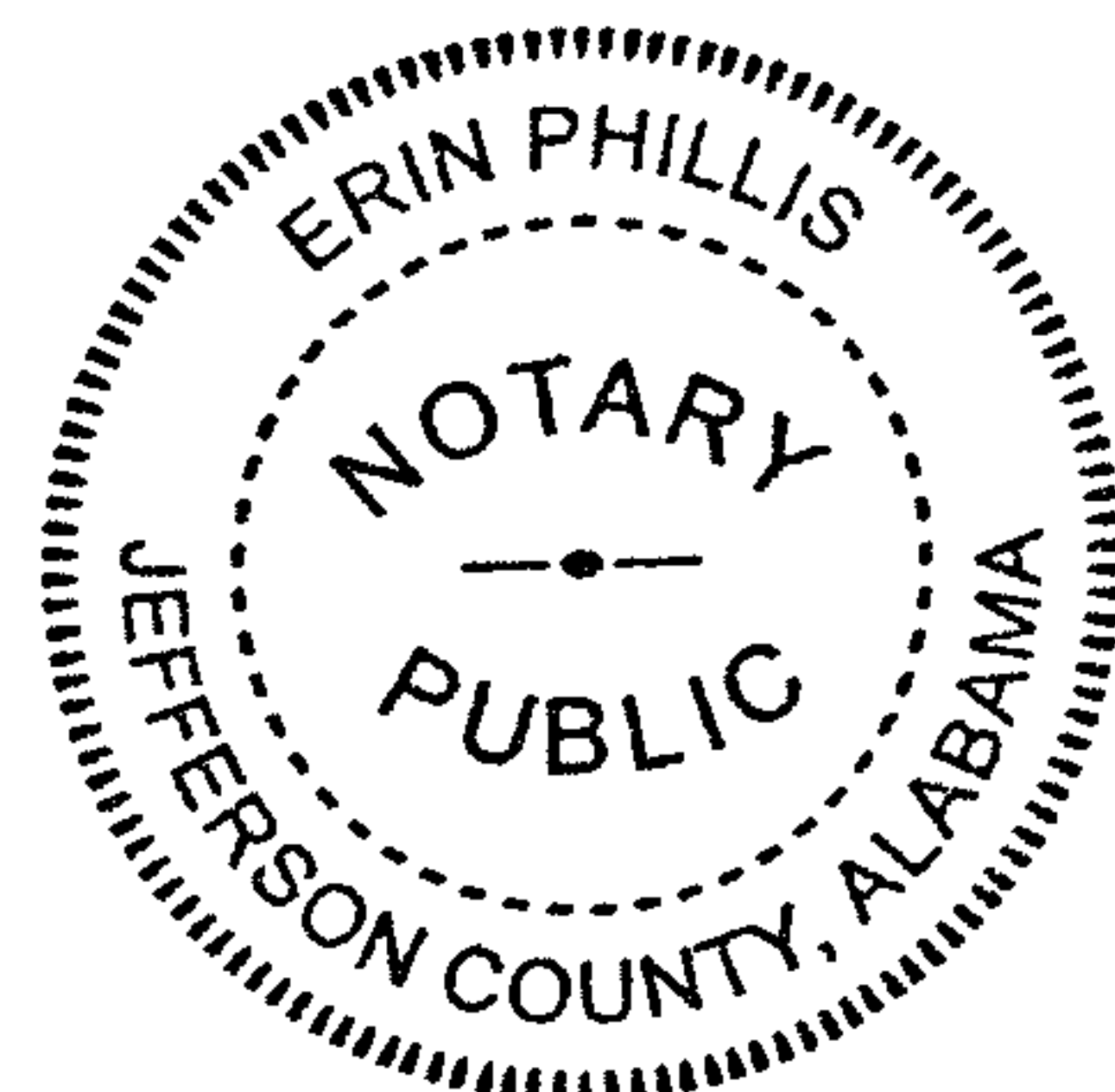
I, Erin Phillis, a Notary Public in and for said County, in said State, hereby certify that **Sharon C. Moates**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of July, 2025.

Erin Phillis
NOTARY PUBLIC

My Commission Expires: 10/1/28

THIS INSTRUMENT PREPARED BY
FREEMAN FITE
THE FITE LAW FIRM, LLC
Post Office Box 368
Anniston, Alabama 36202
Phone: 256-231-9330



Real Estate Sales Validation Form

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

Grantor's Name:	James R Moates and Sharon C Moates	Grantee's Name:	Charles Jeffrey Tidmore and Jennifer Carden Tidmore
	5110 Grey		3104 Simms
Mailing Address:	Oaks Grove	Mailing Address:	Landing
	Peiham, AL 35124		Peiham, AL 35124

Property Address:	3104 Simms Landing	Date of Sale:	07/08/25
	Pelham, AL 35124	Total Purchase Price	475,000.00
		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		Appraisal
	Sales Contract		Other
✓	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.

Dale 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 the 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: 7/8/25

Print: Hannah Ellenburg

Unattested: _____
(verified by)

Sign: _____
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/09/2025 02:41:53 PM
\$228.00 BRITTANI
20250709000207190

Allin S. Bayal