

SEND TAX NOTICE TO:
John Wiley Moorefield, Jr and Lauren
Elizabeth Crocker
2114 Flowerwood Dr
Birmingham, Alabama 35244

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY

That in consideration of **Four Hundred Seventy Five Thousand dollars & no cents (\$475,000.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Christopher Aseland Fountain and Brandy Hall Fountain, husband and wife

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

John Wiley Moorefield, Jr and Lauren Elizabeth Crocker

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Jefferson County, Alabama, to-wit:

Lot 5, according to the Survey of 1st Addition, Riverchase West, Residential Subdivision, as recorded in Map Book 7, Page 2, in the Office of the Judge of Probate of Shelby County, Alabama.

\$460,750.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2025 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

All easements, Rights of Way, Restrictions, Covenants, Conditions, Notes and Building Setback lines as shown on Survey of 1st Addition, Riverchase West, Residential Subdivision, as recorded in Map Book 7, Page 2, in the Office of the Judge of Probate of Shelby County, Alabama.

Restrictive Covenants recored in Book 21, Page 384.

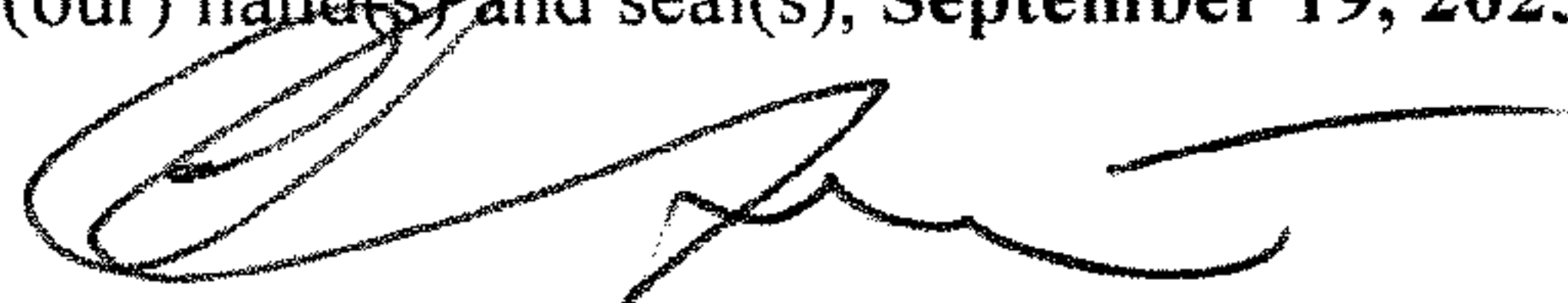
Covenants, conditions, and restrictions recorded in Misc. Book 14, Page 536; amended in Misc. Book 17, Page 550; amended in Misc. Book 308, Page 877; Notice in Misc. Book 34, Page 549; and any amendments thereto.


Right of Way to Alabama Power Company recorded in Deed Book 308, Page 431; Deed Book 189, page 316; and Deed Book 295, Page 168.

TO HAVE AND TO HOLD Unto 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), **September 19, 2025**.

 (Seal)
Christopher Aseland Fountain

 (Seal)
Brandy Hall Fountain

STATE OF ALABAMA

General Acknowledgement

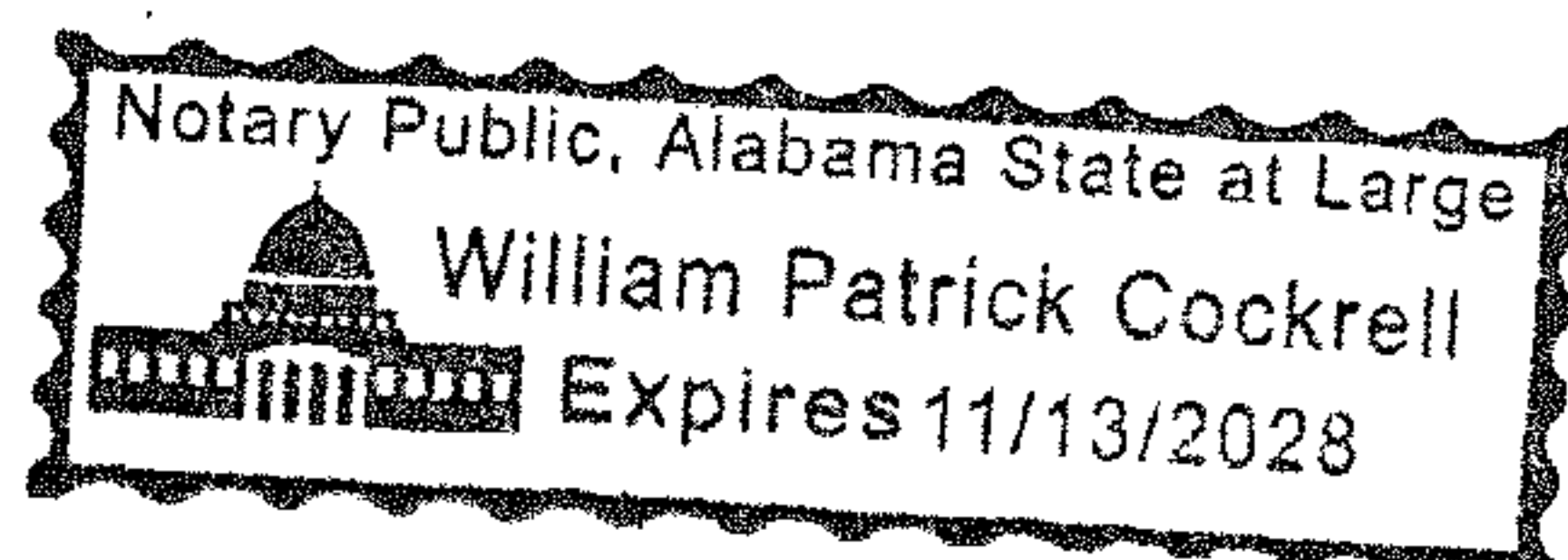
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Christopher Aseland Fountain and Brandy Hall Fountain, husband and wife**, 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 have/has executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 19th day of September, 2025


Notary Public.

(Seal)

My Commission Expires: _____





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/19/2025 11:26:18 AM
 \$42.50 JOANN
 20250919000288210

Allen S. Bayl

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Christopher Aseland Fountain and
 Brandy Hall Fountain

Grantee's Name John Wiley Moorefield, Jr and Lauren
 Elizabeth Crocker

Mailing Address 1144 Hardwood Cove Road
 Birmingham, Alabama 35242

Mailing Address 2114 Flowerwood Dr
 Birmingham, Alabama 35244

Property Address 2114 Flowerwood Dr
 Birmingham, Alabama 35244

Date of Sale 09/19/2025

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

☒ 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

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 9.19.2025

Print John Wiley Moorefield, Jr

Unattested

[Signature]
 (verified by)

Sign

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