

719

SEND TAX NOTICE TO:

✓ (Name) E.R. Elliott and wife, Betty Elliott

(Address) P.O. Box - Westover, Al.

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-3 Rev. 5/82  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE DOLLAR AND THE EXCHANGE OF REAL PROPERTIES DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Ray H. Moore and wife, Barbara Moore  
(herein referred to as grantors) do grant, bargain, sell and convey unto

E. R. Elliott and wife, Betty Elliott  
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

PROPERTY BEING CONVEYED IS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE PART AND PARCEL HEREOF AS FULLY AS IF SET OUT HEREIN, WHICH SAID EXHIBIT IS SIGNED FOR THE PURPOSE OF IDENTIFICATION.

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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, we have hereunto set OUR hand(s) and seal(s), this 5<sup>th</sup> day of December, 1986

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Ray H. Moore (Seal)  
Ray H. Moore  
Barbara Moore (Seal)  
Barbara Moore  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA }  
SHELBY COUNTY }

I, the undersigned authority  
hereby certify that Ray H. Moore and wife, Barbara Moore  
whose name S are signed to the foregoing conveyance, and who  
on this day, that, being informed of the contents of the conveyance they  
on the day the same bears date.

Given under my hand and official seal this 5<sup>th</sup> day of December, A.D., 19 86

Wallace Ellis Head & Fowler  
Notary Public in and for said County, in said State.  
\_\_\_\_\_  
Notary Public.

EXHIBIT "A"

Commence at the SE corner of the SE $\frac{1}{4}$  of NE $\frac{1}{4}$ , Section 28, T-19S, R-1E; thence run Northerly along the East boundary line of said Section 28 for a distance of 891.75 feet to a point; thence turn an angle of 89°34'48" to the left and run Westerly a distance of 414.50 feet to the point of beginning; thence continue along the same line of direction for a distance of 185.0 feet to a point being the SW corner of the Ray Moore (grantor) property as described in Deed Book 189, page 458 in the Shelby County Probate Judges Office; thence turn an angle of 89°34'48" to the right and run Northerly along the West boundary line of said Ray Moore (grantor) property as described in said deed for a distance of 70.0 feet to a point; thence turn an angle of 111°05'30" to the right and run Southeasterly for a distance of 198.28 feet to the point of beginning. Said parcel of land is lying in the SE $\frac{1}{4}$  of NE $\frac{1}{4}$ , Section 28, T-19S, R-1E and contains 0.1486 acre.

Ray H. Moore  
Ray H. Moore

cmj &

Barbara Moore  
Barbara Moore

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STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1986 DEC -8 AM 10:42

Thomas J. Harrison, Jr.  
JUDGE OF PROBATE

1. Deed Tax	\$ 50
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	6.50