

This instrument was prepared by 1986
 (Name) LARRY L. HALCOMB
 ATTORNEY AT LAW
 (Address) 3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD ALABAMA

Send Tax Notice To: Douglas Owen Moore
 name
5204 Old Mill Circle
 address
Helena, Alabama 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA
 Shelby COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety Five and no/100 (\$95,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
 Billy Ralph Ferguson and wife, Penelope M. Ferguson

(herein referred to as grantors) do grant, bargain, sell and convey unto

Douglas Owen Moore & Lisa Carper Moore
 (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Lot 16, according to the survey of Old Mill Trace, Second Sector, as recorded in Map Book 8, Page 156, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to taxes for 1989.

Subject to restrictions, building lines and rights of way of record.

BOOK 244 PAGE 616

\$94,198.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

- 1. Deed Tax \$ 1.00
- 2. Mtg. Tax
- 3. Recording Fee 2.50
- 4. Indexing Fee 2.00
- TOTAL \$ 5.50

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 27th day of June, 19 89.

WITNESS:

STATE OF ALABAMA
 I CERTIFY THIS INSTRUMENT WAS FILED
89 JUN 29 AM 9:07
 JUDGE OF PROBATE

Billy Ralph Ferguson (Seal)
Penelope M. Ferguson (Seal)

STATE OF ALABAMA
 Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Billy Ralph Ferguson and wife, Penelope M. Ferguson whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of June, A. D., 19 89

Larry L. Halcomb
 Notary Public.