

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Paul M. Moore
1488 Secretariat Dr.
(Address) Helena, Al. 35080

This instrument was prepared by

(Name) J.R. Moncus, Jr.
1318 Alford Ave.
(Address) Birmingham, Al. 35226

Form 1-1-5 Rev. 5/82 #93-326

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 hundred nine thousand eight hundred fifty and no/100 DOLLARS
(\$109,850.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Kelly R. Nichols, an unmarried woman

(herein referred to as grantors) do grant, bargain, sell and convey unto
Paul M. Moore and Theresa J. 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 79, according to the Survey of Dearing Downs, 6th Addition, Phase I,
as recorded in Map Book 10, Page 78 in the Probate Office of Shelby County,
Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$104,350 of the above mentioned purchase price was paid for from a
mortgage loan which was closed simultaneously herewith.

Inst # 1993-22302

07/28/1993-22302
04:59 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 14.00

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, I have hereunto set my hand(s) and seal(s), this 14
day of July, 19 93.

WITNESS:

(Seal)

(Seal)

(Seal)

Kelly R. Nichols (Seal)
KELLY R. NICHOLS

(Seal)

(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned a Notary Public in and for said County, in said State,
hereby certify that Kelly R. Nichols, an unmarried woman
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me
on this day, that being informed of the contents of the conveyance she has executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 14 day of July A. D. 19 93

Notary Public.