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This instrument was prepared by:
(Name) Mitchell A. Spears
(Address) P. O. Box 119
Montevallo, Alabama 35115

Send Tax Notice to:
(Name) Jimmy Darrell Moore
(Address) 330 Wilson Drive
Montevallo, AL 35115

WARRANTY DEED

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

That in consideration of THIRTY THOUSAND, SEVEN HUNDRED and 00/100, (\$30,700.00)-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

J. C. Rotenberry and wife, Dorothy J. Rotenberry

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Jimmy Darrell Moore

(herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREWITH, AS THOUGH FULLY SET OUT HEREIN.

Inst # 1994-07109
03/04/1994-07109
09:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE HEL 12.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 2nd day of March, 19 94

(Seal)

(Seal)

(Seal)

J. C. Rotenberry (Seal)
J. C. Rotenberry
Dorothy J. Rotenberry (Seal)
Dorothy J. Rotenberry

(Seal)

STATE OF ALABAMA }
SHELBY County } **General Acknowledgment**

I, the undersigned authority _____ a Notary Public in and for said County, in said State, hereby certify that J. C. Rotenberry and wife, Dorothy J. Rotenberry

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 2nd day of March, 19 94

3/95
My Commission Expires:

[Signature]
Notary Public

EXHIBIT "A"

Part of Lot 24, according to the Survey of Wilson Subdivision No. 1 as recorded in Map Book 3 page 62, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Begin at the NE corner of said Lot 24, thence South along the East line thereof a distance of 157.0 feet; thence right at an angle of 61 deg. run a distance of 47.0 feet; thence right at an angle of 73 deg. 40 min. run a distance of 226.3 feet; thence right at an angle of 74 deg. run a distance of 15.4 feet to an iron stake; thence turn right at an angle of 59 deg. 45 min. and run along the North line of said Lot a distance of 190.5 feet to the Point of Beginning.

Also, a certain parcel of land situated in the NE 1/4 of the SW 1/4 of Section 3, Township 24 North, Range 12 East. Being at the center of said Section 3, and run thence South 42 deg. 15 min. West 660 feet; thence North 5 deg. 15 min. West 50 feet; thence South 50 deg. 15 min. West 47 feet to Point of Beginning; thence South 42 deg. 15 min. West 70 feet; thence North 48 deg. West 200 feet; thence North 21 deg. 30 min. East 74.5 feet to pipe by long post corner of J. C. Nichols; thence South 48 deg. East 226.3 feet to Point of Beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT the following:

A strip of land off of the South end of Lot 24 of Wilson's Subdivision located in Montevallo, Alabama and a parcel adjacent to and immediately west of said Lot 24 described as follows:

Beginning at the Southeastmost corner of Lot 24 of Wilson's Subdivision in Montevallo, Alabama as recorded in map book in the office of the Judge of Probate of Shelby County, Alabama and run thence southwesterly along the south line of said Lot 24 a distance of 47.27 feet to a point thence turn a deflection angle of 12 deg. 24 min. 03 sec. to the left and continue southwesterly a distance of 69.87 feet to a point, thence turn a deflection angle of 87 deg. 35 min. 44 sec. to the right and run northwesterly a distance of 40.0 feet to a point, thence turn a deflection angle of 100 deg. 20 min. to the right and run Northeasterly a distance of 145.52 feet to a point on the westerly line of Wilson Drive, thence turn a deflection angle of 23 deg. 23 min. 13 sec. to the right and run southwesterly along the said westerly line of said Wilson Drive a distance of 40.0 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Property taxes for 1994 and subsequent years.

Mineral and mining rights are not insured.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 123 page 39 and Deed 123 page 37 in Probate Office.

PURCHASE MONEY FIRST MORTGAGE IN FAVOR OF GRANTORS HEREIN, IN THE SUM OF \$30,000.00, EXECUTED ON EVEN DATE HEREWITH.

Dated:

March 2 1994

J. C. Rotenberry
J. C. Rotenberry

Dorothy J. Rotenberry
Dorothy J. Rotenberry

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