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WARRANTY DEED

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notices to:

Marjorie Glasgow Thiemonge
BX 27012
Montgomery, AL 36120

Inst # 1994-34563

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of the release of the indebtedness secured by a mortgage executed on the 26 day of March 1993, by Douglas G Moore Jr, to Frank L Thiemonge, Jr, and recorded on March 29, 1993 in the Office of the Judge of Probate of Shelby County, Alabama, at instrument number 08362, and by a mortgage deed of correction executed 15 November 1993 and recorded February 11, 1994 at certificate number 04669, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Douglas G Moore, Jr, a single man, of BX 55886, Birmingham, AL 35255, do grant, bargain, sell, and convey unto Marjorie Glasgow Thiemonge, a married woman, of 5732 Carriage Barn Lane, BX 27012, Montgomery, AL 36120, (herein referred to as grantee, whether one or more) all my right, title and interest in the following described real estate, including any rights of redemption, situated in Shelby County, Alabama, to-wit:

The following described property being situated in the NE $\frac{1}{4}$ of §9 and the NW $\frac{1}{4}$ of §10, Twp 24N, R12E described as follows:

Parcel I

From an iron rod depicting the SW corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, §9, Twp 24N, R12E, Shelby County, Alabama, as beginning point, run N 13°14'39" E 31.98 feet to a concrete post marking the SE corner of Wilmont Gardens Subdivision as per Map Book 4 at Page 6 in the Shelby County Probate Office; thence run along the E line of said subdivision N 425.13 feet; thence continue along said line N 00°02'52" E 624.96 feet to a point where said subdivision line intersects the center of an abandoned road; thence run the next four calls along said road centerline: N 14°54'54" W 157.17 feet; N 22°23'47" W 164.94 feet; N 35°55'04" W 63.04 feet; N 30°45'41" W 146.72 feet to a point on the E right of way line of County Road 8; thence along said right of way line N 09°53'46" E 232.28 feet; thence continue along said right of way N 07°09'30" E 889.79 feet to a fence line; thence along said fence S 88°42'57" E 1404.69 feet to a point; thence continue along said fence S 84°15'01" E 2631.95 feet to a painted line; thence along said painted line S 00°02'13" W 2629.83 feet; thence along a painted line N 85°17'14" W 2649.94 feet; thence continue along said painted line N 88°34'24" W 1323.96 feet back to the beginning point.

11/21/1994-34563
09:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOR MCD 14.50

Parcel II

From an iron rod depicting the SW corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, §9, Twp 24N, R12E, Shelby County, Alabama, run N 13°14'39" E 31.98 feet to a concrete post marking the SE corner of Wilmont Gardens Subdivision as per Map Book 4 at page 6 in the Shelby County Probate Office; thence run along the E line of said subdivision N 425.13 feet; thence continue along said line N 00°02'52" E 624.96 feet to a point where said subdivision line intersects the center of an abandoned road; thence run along said road line N 14°54'54" W 157.17 feet, thence along said road line N 22°23'47" W 164.94 feet; thence continue along said road line N 35°55'04" W 63.04 feet to the beginning point of subject lot: from said point, continue along said road line N 30°45'41" W 146.72 feet to the E right of way line of County Road 8; thence along said right of way line S 09°53'46" W 130.65 feet; thence N 88°24'08" E 97.68 feet back to the beginning point.

All being situated in Shelby County, Alabama.

Less and except any portions of above property lying within a public road right of way.

It is the intent of this instrument to convey the Fancher/Thiemonge place, surveyed on March 15, 1993 by J S Pilkington, Ala Reg 1304, Cert # CA-0329-LS, whether or not correctly described above.

Source of title: A warranty deed from Frank L Thiemonge, Jr to grantor herein, Douglas G Moore, Jr, dated 26 March 1993, and filed for record in the Office of Probate Judge, Shelby County Alabama on March 29, 1993 and recorded at instrument number 08361, and later conveyed by a deed of correction between the same parties executed January 14, 1994. A warranty deed from J L Fancher to Frank Thiemonge, Jr executed 12 August 1950 and recorded on 17 August 1950 at deed book 140, page 417 of the Shelby County Probate records

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantee, her heirs and assigns forever.

I, Douglas G Moore, Jr, do for myself and for my heirs, executors, and administrators covenant with the said grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I have set my hand and seal, this 21 April 1994.

Witness:

Kim A. Hawley

Douglas G Moore, Jr (Seal)

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Douglas G Moore, Jr, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 April 1994.

David T. Johnson
Notary public

MY COMMISSION EXPIRES MAY 28, 1996

Inst # 1994-34563

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