

This instrument was prepared by:  
(Name) Holliman, Shockley & Kelly  
(Address) 2491 Pelham Parkway  
Pelham, AL 35124

Send Tax Notice to:  
(Name) SAMUEL R. MOSS  
(Address) 5372 River Bend Trail  
Birmingham, AL 35244

**WARRANTY DEED**

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

That in consideration of One Hundred Sixty-Three Thousand Nine Hundred and no/100----- DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we, ROY A. BOROUGHS and wife, NANCY BOROUGHS (herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto SAMUEL R. MOSS (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 29, according to the Survey of Sandpiper Trail Subdivision Sector II as recorded in Map Book 12 pages 44, 45, 46 & 47 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1995 and subsequent years, (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

\$ 155,700.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1995-30981

10/27/1995-30981  
03:03 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 17.00

Inst # 1995-30981

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors 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, or its successors 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 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, or its successors 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 20th day of October, 19 95.

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

✓ Roy A. Boroughs (Seal)  
ROY A. BOROUGHS  
\_\_\_\_\_  
(Seal)  
✓ Nancy Boroughs (Seal)  
NANCY BOROUGHS

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 ROY A. BOROUGHS and wife, NANCY BOROUGHS, 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 20th day of October, 19 95

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Mar. 12, 1997.  
My Commission Expires RECORDED THRU NOTARY PUBLIC UNDERWRITERS.

James A. Holliman  
Notary Public