

132-04



20040401000166590 Pg 1/2 26.00  
Shelby Cnty Judge of Probate, AL  
04/01/2004 10:07:00 FILED/CERTIFIED

**THIS INSTRUMENT PREPARED BY:**  
**WEATHINGTON & MOORE, P.C.**  
**Post Office Box 310**  
**Moody, AL 35004**

**Send Tax Noti**  
**John P. Blackwell**  
**3652 Tall Timber Drive**  
**Birmingham, Alabama 35242**

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA**  
**SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED THIRTY EIGHT THOUSAND DOLLARS AND NO CENTS (\$238,000.00)** to the undersigned Grantor, **COREY B. MOORE and wife, SHEILA A. MOORE** (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **JOHN P. BLACKWELL, JR. and KATRINA L. BLACKWELL** ( herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 142, according to the Survey of Southern Pines, 5<sup>th</sup> Sector, as recorded in Map Book 9, page 106, in the Probate Office of Shelby County, Alabama.**

(\$226,100.00 of the above consideration was paid by mortgage loan closed simultaneous herewith)

Sheila A. Moore, is the surviving grantee in that certain deed recorded in Real 94, Page 137. The other grantee Mark Read Wilder having died on September 17, 1987.

Sheila A. Moore and Sheila Deters Wilder are one in the same person.

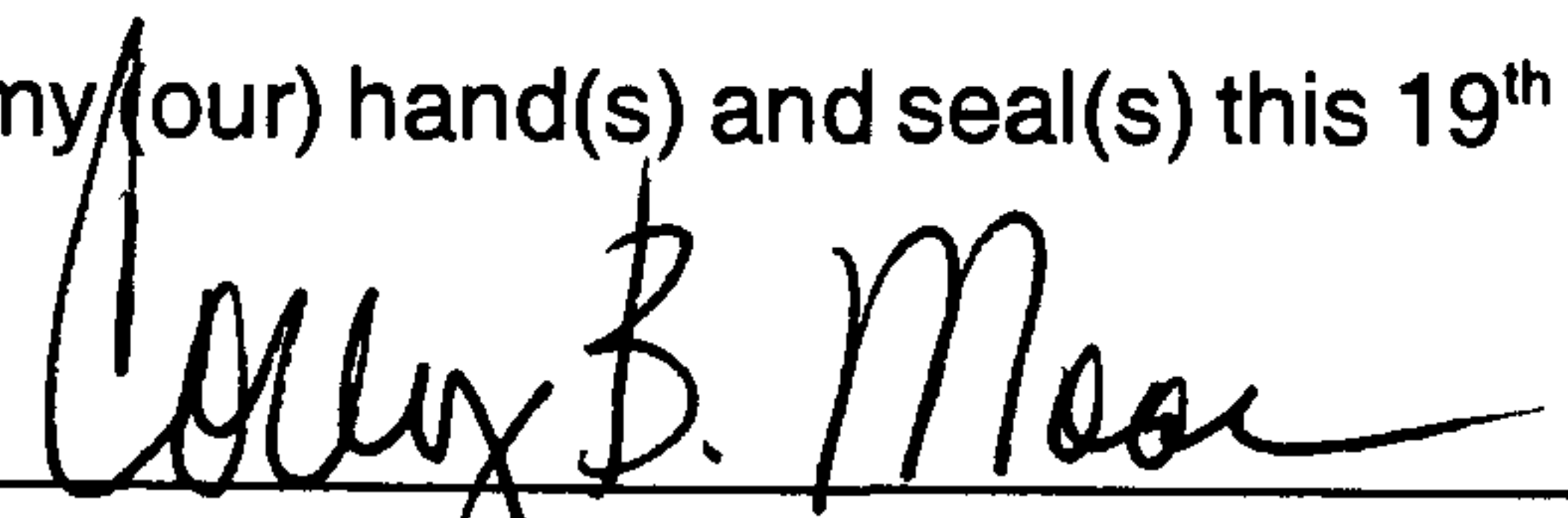
**SUBJECT TO:**


- 1) Building Line, as shown by recorded map.
- 2) Easement, as shown by recorded map.
- 3) Subdivision restrictions recorded in Real 45, Page 128, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color religion, sex, handicap, familial status or national origin.
- 4) Right of Way granted to Alabama Power Company by instrument recorded in Real 48, Page 42, in the Probate Office of Shelby County, Alabama.
- 5) Mineral and mining rights and rights incident thereto recorded in Real 71, Page 750, in the Probate Office of Shelby County, Alabama.
- 6) Right of Way granted to South Central Bell by instrument recorded in Volume 320, page 926, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

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 set my (our) hand(s) and seal(s) this 19<sup>th</sup> day of March, 2004

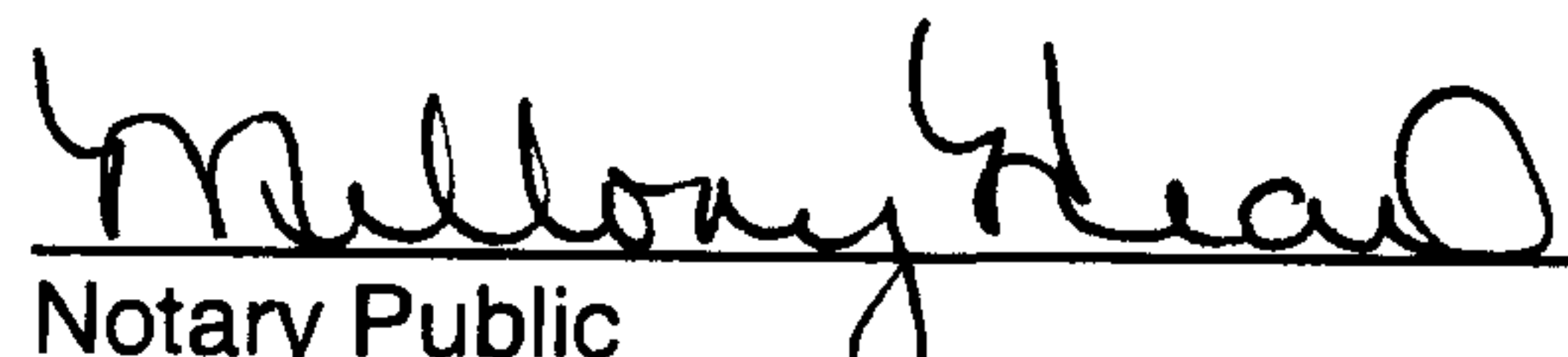
  
Corey B. Moore

  
Sheila D. Moore

STATE OF ALABAMA  
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that whose name(s) Corey B. Moore and Sheila D. Moore whose names 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, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19<sup>th</sup> day of March, 2004.

  
Notary Public

My Commission Expires:

11-25-07