

20051110000591220 1/2 \$31.00  
Shelby Cnty Judge of Probate, AL  
11/10/2005 02:48:03PM FILED/CERT

Shelby County, AL 11/10/2005  
State of Alabama

Deed Tax: \$17.00

BHM0507955

Send tax notice to:

CHAD R. TIPP

125 FARMINGDALE DR

HARPERSVILLE, AL 35078

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #345

Birmingham, Alabama 35243

STATE OF ALABAMA

SHELBY COUNTY

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Sixty Three Thousand Four Hundred and 00/100 Dollars (\$163,400.00) in hand paid to the undersigned, Moore Building Company, LLC (hereinafter referred to as "Grantor") by CHAD R. TIPP and SUSAN R. TIPP (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Map and Survey of Farmingdale Estates, as recorded in Map Book 34, Page 48, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2004 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND  
CONDITIONS OF RECORD.

\$146,370.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF  
A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.



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IN WITNESS WHEREOF, Grantor, Moore Building Company, LLC by JERRY W. MOORE, JR. its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 24TH day of OCTOBER, 2005.

By: 

Moore Building Company, LLC  
ITS MEMBER

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JERRY W. MOORE, JR., whose name as MEMBER of Moore Building Company, LLC is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 24TH day of OCTOBER, 2005.



  
Notary Public

Print Name: 

Commission Expires:

4-13-08