


This instrument was prepared by:
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P.O. Box 822
Columbiana, Alabama 35051


20120712000249200 1/1 \$25.00
Shelby Cnty Judge of Probate, AL
07/12/2012 02:10:18 PM FILED/CERT

Send Tax Notice to:
Weitzel E. Moore
96 Moore Drive
Chelsen Ala 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Thirteen Thousand and no/100 Dollars (\$13,000.00), and any other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **PHILLIP FRANKLIN MOORE, a married man** (herein referred to as grantor) grant, bargain, sell and convey unto **WEITZEL E. MOORE and wife, INA COLINE MOORE**(herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of Section 19, Township 20 South, Range 1 West, Shelby County, Alabama and run South 31 degrees 15 minutes 27 seconds West for 1029.56 feet to the West right of way of Moore Drive; thence leaving said road, run South 87 degrees 24 minutes 59 seconds West for 633.80 feet to the point of beginning; from said point of beginning, thence run North 00 degrees 23 minutes 14 seconds West for 809.45 feet to the South right of way of County Road 74; thence along said road, South 78 degrees 47 minutes 39 seconds East for 51.31 feet to the intersection of Blanton Street; thence along said street along a curve to the left, having a radius of 224.32 feet and a chord bearing and distance of South 22 degrees 32 minutes 58 seconds East for 154.52 feet; thence continue along said street South 49 degrees 10 minutes 12 seconds East for 104.40 feet; thence continue along said street South 69 degrees 47 minutes 26 seconds East for 194.40 feet; thence leaving said street run South 34 degrees 55 minutes 34 seconds West for 629.27 feet to the point of beginning.

Said property being a part of Parcel B, as described in Instrument #20040722000406880, in Probate Office of Shelby County, Alabama.


GRANTOR RETAINS AND RESERVES UNTO HIMSELF AN EASEMENT FOR WATER LINES AND METERS, SAID EASEMENT BEING 20 FEET IN WIDTH ALONG THE WEST SIDE OF THE ABOVE DESCRIBED PROPERTY.

Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way, and permits of record. THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OF OR HIS/HER SPOUSE.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12th day of July, 2012.

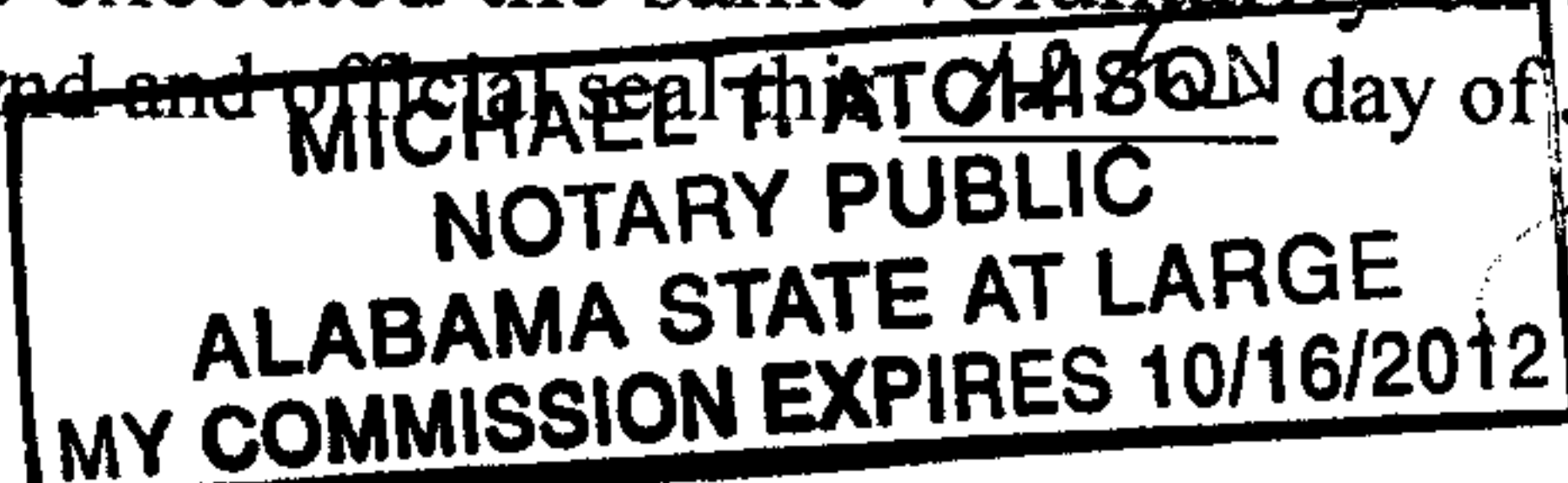

Phillip Franklin Moore

STATE OF ALABAMA
COUNTY OF SHELBY

Shelby County, AL 07/12/2012
State of Alabama
Deed Tax: \$13.00

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify **PHILLIP FRANKLIN MOORE**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance they/she/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of July, 2012.


MICHAEL T. ATCHISON
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 10/16/2012


Notary Public

My commission expires: 10/16/2012