

This instrument was prepared by

(Name).....

(Address).....

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

See Mtg 351-283

That in consideration of Six Thousand and no/100's (\$6,000.00) and assumption of outstanding first mortgage with First South Homeowners Corporation in the approximate amount of Ten Thousand and no/100's (\$10,000.00) recorded in Mtg. Book 341 Page 53 in Probate Office Shelby County, Alabama to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Robert D. Moore and wife, Johnsie E. Moore.

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Chester A. Cox and wife, Bessie B. Cox.

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

The North one-half of the following described property: Part of the SW 1/4 of the SE 1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at the SE corner of the SW 1/4 of the SE 1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama; run thence West along Section line 663.22 feet; thence turning an angle of 88 deg. and 24 min. and run North 318.71 feet to the point of beginning of property herein described: thence run East 331.44 feet to the center of a road; thence North along center of said road 343.95 feet to the center of a road running East and West; thence West along center of said road 331.30 feet; thence South 343.71 feet to the point of beginning. Except the North 25 feet and the East 25 feet of the above described property for roadway.

SUBJECT TO:

1. Right of way to Shelby County dated 4/29/66 recorded in Deed Book 245 page 264 in Probate Office of Shelby County across SW 1/4 of SE 1/4 of said Section 15.
2. Restrictions contained in that certain deed dated January 27, 1968, recorded in Deed Book 251 page 698 in the Probate Records of Shelby County, Alabama.
3. Any and all easements and restrictions of record.

19751229000073220 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
12/29/1975 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 24th day of December, 1975.

STATE OF ALA SHELBY CO  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1975 DEC 29 AM 8:20  
Deed Book 251  
Conrad M. Anderson  
JUDGE OF PROBATE

(Seal) Robert D. Moore  
(Seal) Johnsie E. Moore  
(Seal)

STATE OF ALABAMA }  
SHELBY COUNTY }

General Acknowledgment

I, Lucy T. Allison, a Notary Public in and for said County, in said State, hereby certify that Robert D. Moore and wife Johnsie E. 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of December

My Commission Expires June 2, 1979