

Jefferson Land Title Gervices Co., Inc.

BIRMINGHAM, ALABAMA 35201

AGENTS FOR Mississippi Valley Title Insurance Company

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Forty-One Thousand Four Hundred and no/100------

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Willis Moore, Jr. and wife, Dana Moore

(herein referred to as grantors) do grant, bargain, sell and convey unto

Milton Randall Tipton and Stella Evans Tipton

(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 Shelby County, Alabama to-wit:

Lot 4, according to the Survey of Chelsea Estates, First Addition, as recorded in Map Book 5, Page 65, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

19790803000099780 1/1 \$.00 Shelby Cnty Judge of Probate, AL 08/03/1979 12:00:00AM FILED/CERT

SUBJECT TO:

1. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Volume 13, Page 1, in said Probate Office.

Easements and building line as shown by map recorded in Map Book 5, Page

Restrictions appearing of record in Deed Book 269, Page 156, in said Probate Office

Easement to Alabama Power Company and Southern Bell Telephone & Telegraph

recorded in Deed Book 266, Page 229, in said Probate Office.

Transmission line permits to Alabama Power recorded in Deed Book 136, Page 308 and in Deed Book 133, Page 419, in said Probate Office.

\$39,800.00 of the consideration recited above was the proceeds of a mortgage loan closed simultaneously herewith.

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 of 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 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 WHE	REOF, We have hereunto set	OUT hand(s) and seal	(s), this 25
day of July	79		
WITNESS:	STATE OF MARKET STATES		
•••••••••••••••••••••••	SIS AUG -3 AIR B. (Seal)	Willis Moore,	Moderation (Seal)
	JUDGE OF PROBATE (Seal)	Dana Moore	(Seal)
		7,394-568	7 1 3
STATE OF ALABAMA SHELBY CO	UNTY JOSE	General Acknowledgment	
r, the undersi	gned authority	, a Notary Public i	in and for said County, in said State,
1 1 1 A 1 6 1 T	7:77: 7/ 7 7 7	trifa Dana Maara	

whose names are signed to the foregoing conveyance, and who they signed 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.

v Please return to James G. GAnn, III

Form ALA-31 1900 Crestwood Blvd. B'ham, Al. 35210