

This instrument was prepared by

This instrument prepared without examination or certification of title.

(Name) Wade H. Morton, Jr., Attorney at Law  
(Address) P O Box 1227, Columbiana, Alabama 35051-1227

Form 1-15 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY THOUSAND and NO/100 (\$20,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, JAMES K. WILSON, a single man,

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

✓ JACK L. MOODY and wife, PEGGY M. MOODY,

(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 No. 19, according to Map of the 1974 Addition of Shelby Shores, Phase II, as recorded in Map Book 6, at Page 33, in the Office of the Judge of Probate of Shelby County, Alabama, subject to rights acquired by Alabama Power Company by deed recorded in Deed Book 253, at Pages 116 and 120, in said Probate Records.

Subject to the following easements, encumbrances and rights-of-way of record:

- 1. Restrictions as shown of record by instrument recorded in Miscellaneous Book 9, at Page 579, in the Office of the Judge of Probate of Shelby County, Alabama.
- 2. Transmission Line Permits for Alabama Power Company and Southern Bell Telephone & Telegraph Company, as recorded in said Probate Records.
- 3. Subject to a pro rata share of ad valorem taxes for 1982 and to all ad valorem taxes for subsequent years.

\$15,000.00 of the consideration for this deed is secured by a purchase money mortgage on the above described real estate from the Grantees herein to the Grantor herein, which was executed and delivered simultaneously herewith.

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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 WHEREOF, I have hereunto set my hand(s) and seal(s), this 30th day of June, 1982.

WITNESS: I CERTIFY THIS INSTRUMENT WAS FILED

1982 JUN 30 PM 2:29 (Seal)

Thomas G. Snowden, Jr. (Seal)  
JUDGE OF PROBATE

James K. Wilson (Seal)  
James K. Wilson

Deed 5.00  
Rec 1.50  
Sub 1.00  
7.50  
Security 421.543

STATE OF ALABAMA }  
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James K. Wilson, a single man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of June, A. D. 1982.

P.O. Box 1227  
Columbiana

Wade H. Morton, Jr. (Signature)  
Notary Public