

This instrument was prepared by

(Name) Martin Clem

(Address) 3 Office Park Circle, Suite 240, Birmingham, Alabama 35223

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTEEN THOUSAND AND NO/100-----DOLLARS

to the undersigned grantor, Shelby Ridge Development Company, a partnership ~~corporation~~, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Ronald E. Moore, and wife Kaye B. Moore

(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

Lot 62 according to the survey of Meadow Brook 4th Sector as recorded in Map Book 7, Page 67 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

Subject to a first mortgage to Birmingham Trust National Bank in the amount of \$9,000.00

\$9,000.00 of the purchase price recited above was paid from 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

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 said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28 day of Feb 19

SHELBY RIDGE DEVELOPMENT COMPANY, a partnership

By William Martin Clem, Jr. a partner

ATTEST:

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED

STATE OF Alabama 1983 APR -6 AM 10:44 COUNTY OF Jefferson See Mtg H29-394

I, the undersigned of PROBATE State, hereby certify that William Martin Clem, Jr. a partner of Shelby Ridge Development Company, a partnership whose name as Partner a corporation, 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, as such partner, executed the same voluntarily for and as the act of said partnership in his capacity as such partner

Given under my hand and official seal, this the 28th day of February 1983

Patricia J. Young Notary Public

LAND TITLE COMPANY OF ALABAMA

317 N. 20TH STREET, BIRMINGHAM, ALABAMA 35203