

This instrument was prepared by
Harrison, Conwill, Harrison & Justice
(Name) Attorneys at Law
P.O. Box 557
(Address) Columbiana, Alabama 35051



GRANTORS ADDRESS:
Route 5, Box 926 G
Pell City, Ala 35125

GRANTEES ADDRESS:
P.O. Box 287
Wilsonville, Alabama 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Thousand and no/100----- (\$30,000.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Ruth N. Moore, a widow

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

David Poe and Freida Poe

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

Commence at the Northwest corner of Section 6, Township 21 South, Range 2 East, thence run North 89 degrees 30 minutes East a distance of 660.0 feet; thence run South 0 degrees 37 minutes West a distance of 660 feet; thence run North 89 degrees 30 minutes East a distance of 313.20 feet to the West right-of-way line of Highway 25; thence turn an angle of 27 degrees 43 minutes to the right and run a distance of 66.0 feet to the East right-of-way line and the point of beginning; thence turn an angle of 4 degrees 06 minutes to the right and run a distance of 216.14 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 115.30 feet; thence turn an angle of 88 degrees 43 minutes to the right and run a distance of 215.78 feet to the East right-of-way line of Highway 25; thence turn an angle of 91 degrees 07 minutes to the right and along said right-of-way a distance of 118.88 feet to the point of beginning, situated in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 6, Township 21 South, Range 2 East, Shelby County, Alabama.

The grantor herein is the widow of W.R. Moore, who died 2/14/72. The undersigned grantor and the said W.R. Moore, at the death of W.R. Moore, had been the joint owners of said property with right of survivorship which said deed is recorded in Deed Book 213, Page 283, in the Probate Office of Shelby County, Alabama, and on the death of W.R. Moore, the undersigned became the sole owner of said property under the terms of the deeds which conveyed the property to them.

\$ 29,000.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 8th day of September, 19 83

WITNESS:

Deed TAX 1.00
Deed 1.50
Ind 1.00
3.50
SHELBY CO. DEED TAX
1.00
1.50
1.00
3.50
1983 SEP -8 PM 1:17
(Seal)

Ruth N. Moore (Seal)
Ruth N. Moore
(Seal)
(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ruth N. Moore, a widow 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of September, A. D., 19 83

Judith R. Davis
Notary Public