

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-Nine Thousand Five Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein Michael Wayne Moore and wife, Devida K. Moore

herein referred to as grantors) do grant, bargain, sell and convey unto Jeffery M. Hornsby and Jane Churchwell Hornsby

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

Shelby

County, Alabama to-wit:

From the Southeast corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 30, Township 19, Range 1 East, run North along the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 453.04 feet to the South R.O.W. line of U.S. Hwy. 280; thence left 71 degrees 08 minutes along said R.O.W. line a distance of 125.92 feet to the point of beginning; thence continue in a straight line a distance of 210.00 feet; thence left 108 degrees 52 minutes a distance of 210.00 feet; thence left 71 degrees 08 minutes a distance of 210.00 feet; thence left 108 degrees 52 minutes a distance of 210.00 feet to the point of beginning.

A right-of-way for ingress and egress over and across the following described parcel of land: From the Southeast corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 30, Township 19, Range 1 East, run North along the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 453.04 feet to the South right-of-way line of U.S. Highway 280; thence left 71 degrees 08 minutes along said right-of-way line a distance of 105.92 feet to the point of beginning; thence continue in a straight line a distance of 20.00 feet; thence left 108 degrees 52 minutes a distance of 210.00 feet; thence left 174 degrees 28 minutes a distance of 204.53 feet to the point of beginning. Situated in Shelby County, Alabama.

\$33,000.00 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, we have hereunto set our hands(s) and seal(s), this 2nd

day of July, 19 84.

WITNESS:

STATE OF ALA. SHELBY CO. CLERK
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 JUL -3 AM 9:32

(Seal)

(Seal)

(Seal)

Michael Wayne Moore
Michael Wayne Moore

(Seal)

(Seal)

(Seal)

Devida K. Moore
Devida K. Moore

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 Michael Wayne Moore and wife, Devida K. Moore whose name s 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 2nd day of July, A. D., 19 84.

Form 30

NOTARY
PUBLIC

William R. Justice
Notary Public.

Harrison & Conwill