

SEND TAX NOTICE TO:

(Name) Mr. and Mrs. Lynn Moon

(Address) PO Box 447

Calera, Ala 35040

This instrument was prepared by

434

(Name) Wade H. Morton, Jr., Attorney at Law

(Address) Post Office Box 1227, Columbiana, Alabama 35051

Form 1-1.3 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE THOUSAND and NO/100 (\$3,000.00) - - - - - DOLLARS in hand paid and execution and delivery of the following described purchase money mortgage, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

BILLY K. GRAHAM, JR., a married man,

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

LYNN MOON and wife, DENISE MOON,

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

Shelby County, Alabama to-wit:

All of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, Township 22 South, Range 2 West, Shelby County, Alabama, lying South and East of the Southernmost right-of-way line of the paved public road known as Shelby County Highway #86.

Subject only to the following liens, encumbrances, limitations and restrictions:

1. Taxes for 1984 and subsequent years. 1984 taxes are a lien, but not due and payable until October 1, 1984 and are to be paid by Grantor under tax proration to Grantor.

2. Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 198, at Page 480, in the Office of the Judge of Probate of Shelby County, Alabama.

3. Right-of-way to Shelby County as shown by instrument recorded in Deed Book 271, at Page 773, in said Probate Records.

\$13,000.00 of the consideration for this deed is secured by a purchase money mortgage on the above described real estate from the Grantees to the Grantor, which was executed and delivered simultaneously herewith.

The above described real estate is not part of the Grantor's homestead.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 11th

day of July, 1984

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 JUL 11 PM 4:41

Deed tax - 3.00

(Seal)

Billy K. Graham, Jr. (Seal)
6.50

(Seal)

Judge of Probate

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy K. Graham, Jr., a married 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 11th day of July, A.D. 1984

Return to: Wade Morton