

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689

Pelham, Alabama 35124

Phone (205) 988-5600

Policy Issuing Agent for

SAFECO Title Insurance Company

Send tax notice to:

Ted M. Moon

6517 Quail Run Drive

Helena AL 35080

This instrument was prepared by

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW

(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMESWOOD ALABAMA



WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-nine thousand and no/100 (\$ 49,000.00) DOLLARS and the assumption of the mortgage recorded in Vol. 428 page 14, Probate Office of Shelby County Alabama.

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Howard C. McGuirk and wife, Jo Ellen R. McGuirk

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

Ted M. Moon and Nancy G. Moon

(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 9, according to the survey of Quail Run as recorded in Map Book 7, Page 22, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.

Situated in Shelby County, Alabama.

Subject to taxes for 1984.

Subject to restrictions, easements and building line, rights of way and agreement with regard to underground residential utility distribution of record.

By acceptance of this deed grantees agree to assume the debt secured by the above mortgage.

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, we have hereunto set our hand(s) and seal(s), this 1st day of August, 19 84.

WITNESS:

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

1984 AUG -3 AM 11:37

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

deed tax 49.00
rec. 250
100
52.50

Howard C. McGuirk

Howard C. McGuirk

Jo Ellen R. McGuirk

Jo Ellen R. McGuirk

8-1-84

(Seal)

8-1-84

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb

hereby certify that Howard C. McGuirk and wife, Jo Ellen R. McGuirk a Notary Public in and for said County, in said State,

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 1st day of August A. D. 19 84.