

This instrument was prepared by 788

(Name) William D. Nichols

(Address) Suite 214 One Riverchase Office Plaza
Birmingham, Alabama 35244



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Thousand Five Hundred Dollars and 00/100 Cents DOLLARS

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

Carl Nichols and wife Mary Nichols

(herein referred to as grantors) do grant, bargain, sell and convey unto Turhan L. Moore and wife Maryann 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 Shelby County, Alabama to-wit:

Commence at the Northeast corner of the Southwest quarter of the Southeast quarter of Section 12, Township 20 South, Range 2 West of the Huntsville Principal Meridian, Shelby County, Alabama, thence run Westerly along the North line of said quarter-quarter a distance of 320.47' to the point of beginning of the property being described, Thence continue along last described course a distance of 160.0' to a point, Thence turn an angle of 91 degrees 02 minutes to the left and run Southerly a distance of 250.0' to a point, Thence turn an angle of 88 degrees 58 minutes to the left and run easterly a distance of 160.0' to a point, Thence turn an angle of 91 degrees 02 minutes to the left and run Northerly a distance of 250.0' to the point of beginning, containing 39,993.5 square feet or 0.918 tenths of an acre and marked on each corner with a steel rebar pin.

There are no encroachments of any kind upon the subject property.

There is no structure upon this property as of the date of the survey.

Public road shown on plat is a graveled surface road as of date.

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 14th day of August, 1984.

WITNESS:

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

1984 AUG 14 AM 8:33

JUDGE OF PROBATE

Rec'd by 250
Rec'd 250
Fol 100

(Seal)

(Seal)

(Seal)

Carl Nichols

(Seal)

Mary Nichols

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, Sharon L. Divers, a Notary Public in and for said County, in said State, hereby certify that Carl Nichols and Mary Nichols, his wife, whose names 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 and that they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of August, 1984.

Sharon L. Divers

Notary Public.