

This Instrument Was Prepared By:
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WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVEN THOUSAND, FIVE HUNDRED, TWENTY-NINE AND NO/100 DOLLARS (\$7,529.00) to the undersigned GRANTORS (whether one or more), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we,

✓ CLIFTON MOOR and wife, GLADYS MOOR, and daughter, HOLLY ANN MOOR SMITH,

(herein referred to as GRANTORS, whether one or more), grant, bargain, sell and convey unto

CLIFTON MOOR and wife, GLADYS MOOR, and daughter, HOLLY ANN MOOR SMITH

(herein referred to as GRANTEES) for and during their joint lives and upon the death any of them, then to the survivor or survivors of them in fee simple, together with every contingent remainder and right of reversion, and, upon the death of either of the original two (2) survivors, if any, to the last 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 7, according to the survey of Cahaba Manor Town Homes, First Addition, as recorded in Map Book 7, Page 57, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements and restrictions of record.

Sales price of the property is exactly \$49,250.00 of which \$41,721.64 is represented by the assumption of that certain mortgage to Johnson & Associates Mortgage Company recorded in Mortgage Book 390, Page 564; said mortgage was assigned to Federal National Mortgage Association in Misc. Book 30, Page 388.

As part of the consideration herein the grantees agree to assume and pay the unpaid balance of that certain mortgage described hereinabove.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of any of them, then to the survivor or survivors of them in fee simple, together with every contingent remainder and right of reversion, and, upon the death of either of the original two (2) survivors, if any, to the last 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.

The purpose of this Deed is to set out the state of title on October 7, 1983, the date this property was purchased from The Equitable Life Assurance Society of the United States, as recorded in Book 350, Page 550, in the Probate Office of Shelby County, Alabama. This Deed is to provide that all three (3) Grantees own the property and that the property passes to the last survivor of the three (3) Grantees, in fee simple.

1802 Chawburg Dr.
Pelham, AL 35124

BOOK 007 PAGE 946

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 (we) have hereunto set my (our) hand(s) and seal(s) this 7th day of October, 1983.

Clifton Moor (SEAL)
Clifton Moor

Gladys S Moor (SEAL)
Gladys Moor

Holly Ann Moor Smith (SEAL)
Holly Ann Moor Smith

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clifton Moor and wife, Gladys Moor, and daughter, Holly Ann Moor Smith, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of October, 1983.

(NOTARIAL SEAL)

Robert S. Smith
Notary Public

My Commission Expires: 11/25/86

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

1984 NOV -8 AM 9:49

Thomas A. Scarborough, Jr.
JUDGE OF THE CLERK

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		8.00
Mineral Tax		
Recording Fee		5.00
Index Fee		2.00
TOTAL	\$	15.00