

This instrument was prepared by

(Name) COURTNEY H. MASON, JR., P.A.
P. O. BOX 360187
(Address) BIRMINGHAM, ALABAMA 35236

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of SIXTEEN THOUSAND AND NO/100TH (\$16,000.00) DOLLARS

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

Robert J. Moore and wife, Rosita B. Moore

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

Richard A. Stephens and wife, Debra L. Stephens

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

Shelby County, Alabama to-wit:

Lot 2, according to the survey of Riverchase West-Dividing Ridge, First Addition, as recorded in Map Book 7, page 3 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any, of record.

Mineral and mining rights excepted.

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to Jackson Company dated October 17, 1980, and recorded in Mortgage Book 406 page 986; which said mortgage was assigned to Birmingham Trust National Bank in Misc. Book 38 page 29 in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

GRANTEES' ADDRESS: 2106 Ridgedale Drive, Birmingham, Alabama 35244

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 hand(s) and seal(s), this 7th day of JANUARY, 19 84

WITNESS: STATE OF ALABAMA, SHELBY CO.
I CERTIFY THAT
NOTARY PUBLIC

1985 JAN 11 AM 10:15

City WASHINGTON, D.C.
STATE OF DISTRICT OF COLUMBIA
District of Columbia COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that ROBERT J. MOORE AND WIFE, ROSITA B. 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 HAVE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of JANUARY, 19 85

Patricia A. Nalderson
Notary Public