

THIS INSTRUMENT PREPARED BY:
Araline Busby

Send Tax Notice To:

NAME: _____

ADDRESS: 2805-A Crescent Avenue, B'ham., Al. 35209

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

500.00

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED & 00/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Juanita C. Moore

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

Viva Chumbler and Juanita C. Moore

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY

County, Alabama, to-wit:

A parcel of land located in the NW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County Alabama, more particularly described as follows: Commence at the Northeast corner of said 1/4-1/4 Section: thence in a Southerly direction along the East line of said 1/4-1/4 Section a distance of 469.3 feet to the intersection of the Northwest right of way line of U.S. Highway 31; thence 27 deg. 24' right in a Southwesterly direction along said right of way line a distance of 438.95 feet to the point of beginning; thence continue along last described course a distance of 75.05 feet; thence 90 deg. right in a Northwesterly direction a distance of 180.0 feet; thence 77 deg. 18' 39" right in a Northerly direction a distance of 181.99 feet; thence 122 deg. 27' 21" right and being tangent to a curve to the left, said curve having a central angle of 19 deg. 46' and a radius of 230.57 feet; thence along arc of said curve in a Southeasterly direction a distance of 79.55 feet to end of said curve and the beginning of a curve to the right, said curve having a central angle of 57 deg. 19' 22" and a radius of 164.0 feet; thence along arc of said curve in a Southeasterly direction a distance of 164.0 feet to end of said curve and the beginning of a curve to the right, said curve having a central angle of 32 deg. 40' 38" and a radius of 25.0 feet; thence along arc of said curve in a Southerly direction a distance of 14.26 feet to end of said curve and the point of beginning.

Subject to easements and restrictions of record.

And as further consideration the Grantees herein assume and promise to pay that certain mortgage to Leedy Mtg. Co., recorded in Book 371. Page 935 & transferred to 1st Federal Savings & Loan Association of Decatur recorded in Misc. Book 23. Page 676 in said Probate Office, according to the terms and conditions of said Mortgage.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 16th-- day of January, 1985

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

1985 JAN 17 AM 11:22

JUDGE OF PROBATE

Juanita C. Moore (Seal)

(Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON

COUNTY

General Acknowledgment

I, THE UNDERSIGNED, Betty S. Baker, a Notary Public in and for said County, in said State, hereby certify that Juanita C. Moore, 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 she executes the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of January, 1985

2805 Crescent Ave
B'ham, AL 35209

FM/ATC-2

Notary Public.