

SEND TAX NOTICE TO:

TITLE NOT EXAMINED  
LEGAL DESCRIPTION FURNISHED BY PARTIES

(Name) Charles &amp; Wilda Moore

(Address) P. O. Box 223, Wilton, AL 35187

This instrument was prepared by

(Name) Eason Mitchell, Attorney

(Address) P.O.Box 766, Alabaster, AL 35007

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Seven Thousand Five Hundred and No/100th (\$27,500.00) -----DOLLARS

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

Lloyd V. Harris and wife, Cliffortine K. Harris,

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

Charles Moore and wife, Wilda Moore,

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

Shelby

County, Alabama to-wit:

Begin at the intersection of the south boundary of Birmingham Street (according to Map of One Hundred Acres at Birmingham Junction on E.T.V. and G Railroad as recorded in Deed Book 14, page 239, in the Shelby County Probate Office) and the west boundary of the North-West quarter of the South-West quarter of Section 9, Township 24 North, Range 12 East; thence in an easterly direction along the said south boundary of Birmingham Street 2448.65 feet to the point of beginning; thence continue easterly along said south boundary 223.72 feet, more or less, to intersection with the northwest right of way boundary of a public road; thence turn 144 deg. and 08 min. to the right in a southwesterly direction along said northwest right of way boundary 276.04 feet; thence turn 125 deg. and 52 min. to the right in a northerly direction 161.71 feet to the point of beginning, according to survey of W. M. Varnon, Registered Land Surveyor, dated September 15, 1976, subject to easements and rights of way of record.

Being a part of Lots 29 and 31 of Block 3, as shown on map of J. E. Bozeman, Civil Engineer, as prepared for Maj. Joseph Hardie, being the map of One Hundred Acres in Birmingham Junction on E.T.V. and G. Railroad, said map being recorded in Deed Book 14 at page 239, Office of Judge of Probate of Shelby County, Alabama.

Subject to all existing easements, taxes and restrictions of record.

\$27,500.00 of the above recited purchase price was paid by a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

day of April, 1987.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS  
INSTRUMENT WAS FILED

1987 APR 17 AM 11:44

STATE OF ALABAMA  
SHELBY COUNTY

1. Deed Tax

(Seal)

2. Mtg. Tax

(Seal)

3. Recording Fee

(Seal)

4. Indexing Fee

(Seal)

TOTAL

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lloyd V. Harris and wife, Cliffortine K. Harris, whose name 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

16th

day of

April

A. D., 1987

Notary Public.