

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

13,681.20

That in consideration of Ten and no/100-----(\$10.00)----- DOLLARS

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

Mike W. Moore, a married man and Gerdes V. Moore, a widow

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

Charlotte Mims and Robert Mims

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

Shelby

County, Alabama to-wit:

Commence at the Northwest corner of Section 28, Township 19 South, Range 1 East, thence run south along the West line of said section a distance of 1579.55 feet, to the point of beginning; thence left 48° 10' 57" a distance of 286.29 feet; thence left 90° 00' a distance of 324.72 feet; thence left 90° 00' a distance of 286.29 feet; thence left 90° 00' a distance of 324.72 feet to the point of beginning. Said parcel contains 2 acres more or less.

Easement description:

Commence at the Northwest corner of Section 28, Township 19 South, Range 1 East, thence run south along the West line of said section a distance of 1579.55 feet, thence left 48° 10' 57" a distance of 286.29 feet to the point of beginning; thence continue in a straight line a distance of 30.00 feet; thence left 90° 00' a distance of 324.72 feet; thence left 90° 00' a distance of 30.00 feet; thence left 90° 00' a distance of 324.72 feet to the point of beginning.

The above described property is not the homestead of the grantor.

The total purchase price of \$13,681.20 was paid by mortgage executed simultaneously herewith. 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 hands(s) and seal(s), this 4th

day of March, 19 88.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
88 MAR 14 PM 1:48

(Seal)

(Seal)

(Seal)

[Signature]

(Seal)

Mike W. Moore

[Signature]

(Seal)

Gerdes V. Moore

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mike W. Moore, a married man, and Gerdes V. Moore, a widow 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of March, A. D., 19 88

Form 31-A



1. Deed Tax \$ —
2. Mtg. Tax —
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 3.50

[Signature]

Notary Public.