

Prepared by: Trimmer and Associates, P.C. 22 Inverness Center Parkway, Suite 210, Birmingham, Alabama 35243

Send Tax Notice To: Dorris E. Parrish and Ovelene W. Parrish
Route 1 Wilsonville, Alabama 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty-three thousand and no/100 ----- (\$63,000.00) to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I(We),

Robert D. Moore and wife, Johnsie E. Moore (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, Dorris E. Parrish and Ovelene W. Parrish

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

Lot 5, according to "Sunrise Cove" as recorded in Map Book 5 page 31 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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ALSO, a part of Lot 4, Sunrise Cove, described as follows: Begin at the Northwesterly corner of Lot 4, of Sunrise Cove, as shown by plat recorded in Map Book 5 page 31 in the Probate Office of Shelby County, Alabama, and run thence in a Northeasterly direction along the Northerly line of said Lot 4 to the Northeasterly corner thereof; thence run Southerly along the Easterly line of said Lot 4 a distance of 71.00 feet; thence run Southwesterly to the point of beginning; all being situated in Shelby County, Alabama.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.

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 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 1st day of April, 19 88.

STATE OF ALABAMA
COUNTY OF SHELBY
08 APR 11 AM 10:10

1. Deed Tax	\$ <u>63.00</u>
2. Mtg Tax	<u> </u>
3. Recording Fee	<u>2.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>66.50</u>

Robert D. Moore (SEAL)
Robert D. Moore

Johnsie E. Moore (SEAL)
Johnsie E. Moore

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert D. Moore and wife, Johnsie E. 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 foregoing conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this 1st day of April, 19 88.

John Hittman Cochran
Notary Public

My Commission Expires: 12-16-90
Cahaba Title