

This instrument was prepared by

(Name) Jeannie Wade ²⁵²

(Address) 1572 Montgomery Highway, Suite 101, Birmingham, Alabama 35216

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
COUNTY OF Shelby } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty Thousand Eight Hundred Thirty Three and No/100 Dollars (\$120,833.00)

to the undersigned grantor, Alabama Industrial Fabricators, Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

James L. Moore and Nancy W. Moore

(herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama.

Lot 27, according to Walter's Cove, First Sector, as shown by subdivision map recorded in Map Book 5, Page 22, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to:

1. Taxes for 1989 and subsequent years. 1989 taxes are a lien but not due and payable until October 1, 1989.
2. Restrictive covenants and conditions dated May 22, 1967 and recorded in Deed Book 248, Page 750, in Probate Office of Shelby County, Alabama.
3. 60-foot building set back line from Ray Drive as shown on recorded map of subdivision.
4. Rights acquired by Alabama Power Company by instrument recorded in Deed Book 238, Page 512, in said Probate Office.
5. Subject to the flooding rights of Alabama Power, if any.

\$95,650.00 of the purchase price recited above were paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Paul B. Adamson, Jr. who is authorized to execute this conveyance, has hereto set its signature and seal, this the _____ day of _____ 1989

ATTEST: Alabama Industrial Fabricators, Inc.

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

By Paul B. Adamson, Jr. President
Paul B. Adamson, Jr.

STATE OF Alabama }
COUNTY OF Jefferson }

89 APR -5 AM 11:47
JUDGE OF PROBATE

deed by - 2550
Rec - 250
Ind - 100
2900

a Notary Public in and for said County in said

I, the undersigned State, hereby certify that whose name as Paul B. Adamson, Jr. President of Alabama Industrial Fabricators, Inc. a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 29th day of March 1989
John J. Campbell
Jeannie Wade
Notary Public