

This instrument was prepared by

(Name) William D. Nichols, Attorney At Law

(Address) One Perimeter Park South, Suite 320-S, Birmingham, Alabama 35243
205/969-3311

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand Dollars (\$1,000.00) and other good and valuable consideration

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

Carl B. Nichols and Mary S. Nichols

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

✓ Cecil D. Moore and Patricia H. Moore

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the Southwest quarter of the Southeast quarter of Section 12, Township 20 South, Range 2 West, Shelby County, Alabama and run thence Westerly along the North line of said quarter-quarter a distance of 160.67' to the point of beginning of the property mark TRACT-4, being described, thence continue along last described course a distance of 160.0' to a point, thence turn an angle to the left of 91 degrees-02' and run Southerly a distance of 250.0' to a point, thence turn an angle to the left of 88 degrees-58' and run thence Easterly a distance of 160.0' to a point, thence turn an angle to the left of 91 degrees-02' and run thence Northerly a distance of 250.0' to the point of beginning, containing 39,993.5 square feet or 0.918 of an acre and marked on each corner with a steel pin. Property is subject to all agreements, easements, restrictions and or limitations of Probated Record or applicable law.

1. Deed Tax -----	\$ 1.00
2. Mfg. Tax -----	\$
3. Recording Fee -----	\$ 2.50
4. Indexing Fee -----	\$ 3.00
5. No Tax Fee -----	\$
6. Certified Stamp Fee --	\$ 1.00
Total -----	\$ 7.50

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, we have hereunto set our hands(s) and seal(s), this 13th day of August, 1987.

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

89 OCT 12 AM 9:53

Thomas W. Snowdon, Jr.
JUDGE OF PROBATE

Carl B Nichols (Seal)

Mary S Nichols (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Kathleen Triplitt Ostrum, a Notary Public in and for said County, in said State, hereby certify that Carl B. Nichols and Mary S. Nichols whose names 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 13th day of August, A. D., 1987.

3471 - Lochridge Dr.
Bham Al. 35216

Kathleen Triplitt Ostrum
Notary Public
2/88