

THIS INSTRUMENT PREPARED BY:  
Joyce E. May  
Attorney at Law  
1800 12th Avenue South  
Birmingham, Alabama 35205

SEND TAX NOTICE TO:  
Andrew B. Moore  
Diane M. Moore  
Route 1, Box 65M  
Columbiana, AL 35051

WARRANTY DEED, JOINTLY FOR LIFE  
WITH REMAINDER TO SURVIVOR

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

That in consideration of Five Thousand and No/100 (\$5,000.00) Dollars and a purchase money mortgage in the sum of Thirteen Thousand Nine Hundred and No/100 (\$13,900.00) Dollars to the undersigned, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, SARAH S. CRABTREE, an unmarried woman, (hereinafter referred to as Grantor) grant, bargain, sell and convey unto ANDREW B. MOORE and wife, DIANE M. MOORE, (herein referred to as Grantees), 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, together with the improvements thereon, situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of Section 25, Township 21 South, Range 1 West and run in a Southerly direction along the West boundary line of said Section 25 a distance of 1586.75 feet to a point; thence turn an angle of 110 deg. 21 min. 18 sec. to the left and run Easterly a distance of 422.52 feet to an iron pin, being the point of beginning of the parcel of land herein described; thence continue along the same line of direction, being along the North margin of East College Street, for a distance of 100.32 feet to a point, iron pin; thence turn an angle of 73 deg. 48 min. 42 sec. to the left and proceed Northerly along the West boundary line of the Nichols Lot for a distance of 242.66 feet to a point, iron pin; thence turn an angle of 96 deg. 18 min. 25 sec. to the left and proceed Westerly along the South boundary line of the Sullivan Lot for a distance of 100.09 feet to a point, iron pin; thence turn an angle of 84 deg. 23 min. 07 sec. to the left and proceed in a Southerly direction along the East boundary line of the Niven lot for a distance of 259.65 feet to the point of beginning; being in the NW 1/4 of Section 25, Township 21 South, Range 1 West, Columbiana, Shelby County, Alabama. Subject to taxes for 1990, a lien not yet due and payable.

Said property is being conveyed subject to the statutory right of redemption from that certain foreclosure sale conducted on October 20, 1989 and as set out in that certain foreclosure deed dated October 20, 1989 and recorded in Book 263 at Page 252 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantees 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

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contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal this 20th day of December, 1989.

Sarah S. Crabtree  
Sarah S. Crabtree

STATE OF TENNESSEE)  
DAVIDSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sarah S. Crabtree, an unmarried woman, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of December, 1989.

John O. Adams  
Notary Public  
My Commission Expires: 10.9.91

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

90 JAN -4 AM 9:03

Thomas W. Swearingen, Jr.  
JUDGE OF PROBATE

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1. Deed Tax	\$ 5.00
2. Stamp Fee	\$ 5.00
3. Notary Fee	\$ 3.00
4. Recording Fee	\$ 1.00
5. Total	\$ 14.00