

309
This instrument was prepared by

(Name) J. Dan Taylor

(Address) 3021 Lorna Road
Birmingham, Al. 35216

WARRANTY DEED-

Send Tax Notice To: Stephen C. Moseley
name

520 Cross Creek Trail
address Pelham, Al. 35124

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND NO/100 (\$10.00) AND THE ASSUMPTION OF EXISTING

MORTGAGE to ANDREW JACKSON SAVINGS BANK, recorded in REAL 216, page 752, SHELBY COUNTY to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, or we,

ROBERT L. MOSELEY, and wife, ROBIN L. MOSELEY

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

STEPHEN C. MOSELEY

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

Lot 4, Block 8, according to the survey of Oak Mountain Estates, Sixth Sector, as recorded in Map Book 5, page 102, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Subject to easements, restriction and rights of way of record

Subject to that certain mortgage, recorded in Real 216, page 752, in the Probate Office of Shelby County, which the Grantee assumes and agrees to pay on the terms and in the manner therein specified.

1. Deed Tax ----- \$.50
2. Mtg. Tax ----- \$
3. Recording Fee ----- \$ 3.50
4. Indexing Fee ----- \$ 3.00
5. No Tax Fee ----- \$
6. Certified Fee ----- \$ 1.00
Total ----- \$ 7.00

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 27th day of February, 1990.

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

90 MAR -6 AM 7:59 (Seal)

J. Dan Taylor
JUDGE OF PROBATE (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, J. Dan Taylor, a Notary Public in and for said County, in said State, hereby certify that ROBERT L. MOSELEY, and wife, ROBIN L. MOSELEY, whose name is 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 27th day of February, A. D. 1990

J. DAN TAYLOR

Notary Public