

SEND TAX NOTICE TO:

(Name) Phillip F. Moore & Deborah S. Moore

(Address) 537 - RD. 74  
CHELSEA, ALA 35043

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE AND NO/100 (\$1.00) AND LOVE AND AFFECTION ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Harold Moore and wife, Bernice Moore

(herein referred to as grantors) do grant, bargain, sell and convey unto

Phillip F. Moore and wife, Deborah S. Moore

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

Shelby

County, Alabama to-wit:

A part of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$ , Section 19, Township 20 South, Range 1 West, Shelby County, Alabama; more particularly described as follows:

From the NW corner of said NW $\frac{1}{4}$  of NE $\frac{1}{4}$  run South along West side of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 765 ft. more or less to the point of beginning; then turn an angle to the left of 90 deg. and run 550 ft. to a point; then turn an angle to the right of 90 deg. and run 400 ft. to a point; then turn an angle to the right of 90 deg. and run 550 ft. to a point on the West side of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; then run North along said side to the point of beginning.

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

90 DEC -3 PM 1:32

JUDGE OF PROBATE

1. Deed Tax	-----	50
2. Mtg. Tax	-----	0
3. Recording Fee	-----	2.50
4. Indexing Fee	-----	3.00
5. Notary Fee	-----	0
6. Certified Fee	-----	1.00
Total	-----	7.00

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 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 hand(s) and seal(s), this 8th

day of January, 19 90

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Harold Moore (Seal)  
Harold Moore  
Bernice Moore (Seal)  
Bernice Moore  
Bernice Moore (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Harold Moore and wife, Bernice 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of January, A. D., 19 90

Peggy J. Letson

Notary Public