

1494

72,500

STATE OF ALABAMA     )  
                                  :  
SHELBY COUNTY         )

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, paid in hand to Lloyd N. Moore, Jr., under the laws of the State of Alabama (herein called the "Grantor"), by Rita W. Moore (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, the following described real property, together with all improvements thereon, situated in Shelby County, Alabama, to-wit:

Lot 75A, according to plat recorded in Map Book 9, Page 10, in the Probate Office of Shelby County, Alabama, being a Resurvey of Lots 73 through 76, Meadow Brook, 5th Sector, First Phase, recorded in Map Book 8, Page 109. Situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes which have accrued, but are not yet due and payable.

Subject to restrictions, rights of way, building lines, easements and agreement with Alabama Power Company of record.

Subject to that certain mortgage to First Federal Savings and Loan Association of Alabama granted by Rita W. Moore and Lloyd N. Moore, Jr. and his wife, Deborah Hayes Moore, in the original principal amount of One hundred fifteen thousand two hundred and no/100 Dollars (\$115,200.00), recorded at Book 055, Pages 296 through 299 in the office of the Judge of Probate for Shelby County, Alabama.

The property herein conveyed does not constitute the homestead of Lloyd N. Moore, Jr., a married man.

The consideration was paid from a mortgage recorded simultaneously herewith.

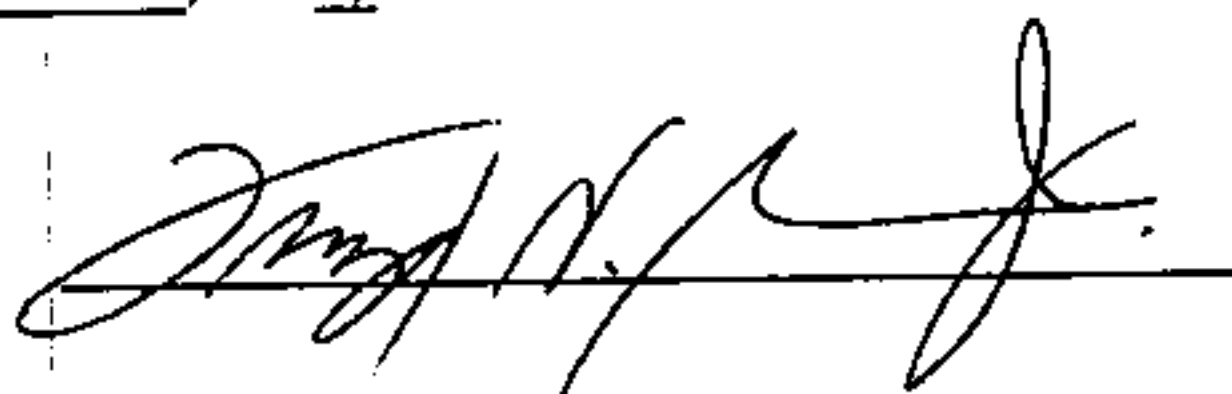
BOOK 339 PAGE 82

*V. Haskell Slaughter*

And the Grantor does for himself, his successors and assigns, covenant with the Grantee, her successors and assigns, (i) that the above-described real property is free and clear from all encumbrances whatsoever created by, from, through or under the Grantor, and (ii) that the Grantor will forever warrant and defend the same, with the appurtenances thereunto belonging, unto the Grantee, her successors and assigns, against all lawful claims of all persons claiming by, through or under the Grantor, except as hereinabove stated.

TO HAVE AND TO HOLD unto the Grantee, her successors and assigns, forever.

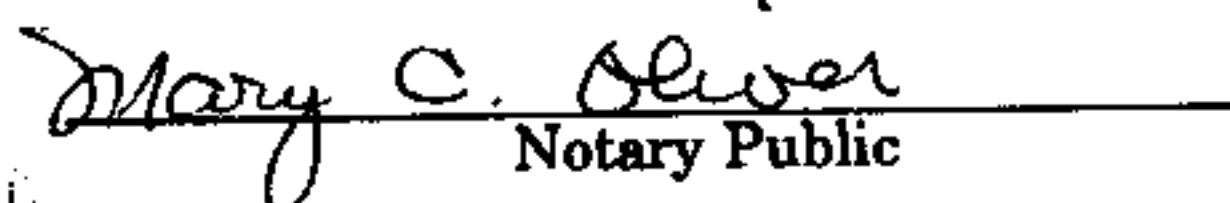
IN WITNESS WHEREOF, the Grantor has signed and sealed these presents on this 13th day of March, 1991.



DISTRICT OF COLUMBIA, ss. )  
)

I, the undersigned authority, a Notary Public in and for the District of Columbia, do hereby certify that Lloyd N. Moore, Jr., whose name as Grantor is signed to the foregoing conveyance, who personally appeared before me in said District and who is personally well known to me as the person who executed the said conveyance, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed same voluntarily on the day the same bears date.

Given under my hand and seal this 13<sup>th</sup> day of March, 1991

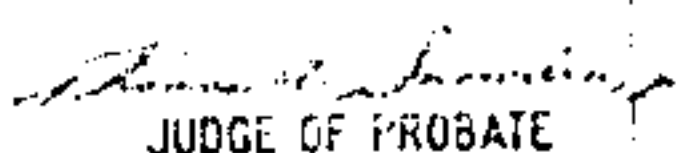
  
Notary Public

STATE OF ALA. SHERIFF  
I CERTIFY THIS  
INSTRUMENT WAS FILED

My Commission expires: Sept 30, 1992

[NOTARIAL SEAL]

91 APR 19 PM 3:28

  
JUDGE OF PROBATE

W26325.1

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1. Dead Tax	-----	<u>Not tax paid</u>
2. Mtg. Tax	-----	<u>5.00</u>
3. Recording Fee	-----	<u>3.00</u>
4. Indexing Fee	-----	<u>1.00</u>
5. No Tax Fee	-----	<u>1.00</u>
6. Certified Ver.	-----	<u>1.00</u>
Total	-----	<u>10.00</u>