



# american title insurance company

BIRMINGHAM, ALABAMA

This instrument was prepared by

(Name)

(Address)

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$180,000.00 One Hundred eighty thousand and no/100-----

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

SUSAN MOORE, a single woman

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

✓ Donald R. Youngblood and Maidee G. Youngblood, Trustees  
of The Donald R. Youngblood Revocable Trust, dated April 4, 1990.

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

SHELBY

A part of the South ½ of the NE quarter of Section 15, Township 19 South, Range 2 West, more particularly described as follows:  
Beginning at the middle point of the West boundary of the NE quarter of the NE quarter of said Section 15, Township 19 South, Range 2 West; thence East in a straight line, which separates the North ½ from the South ½ of said 40, 127.00 feet, to a point; thence at an angle of 59 degrees 12' to the right, a distance of 265.07 feet to the Northwesternly boundary of Valley Dale Highway; thence along the Northwesternly boundary of the Valley Dale Highway, 160.46 feet to a point; thence at an angle of 94 degrees 29' to the right, a distance of 255.81 feet to a point on the Westerly boundary line of said ¼-¼ Section; thence along said Westerly line 101.0 feet to point of beginning.

This property is also described as being the Southwesterly 160.0 feet of the property described in Deed recorded in Book 195, Page 454, in the Probate Office, Shelby County, Alabama.

The address is: 4678 Valleydale Road, Birmingham, Alabama.

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, I have hereunto set my hands(s) and seal(s), this 24th day of April, 1991

(Seal)

I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

91 MAY -1 PM 2:21 (Seal)

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, hereby certify that Susan Moore, a single 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 24th day of April, A. D., 1991

General Acknowledgment

a Notary Public in and for said County, in said State,  
Public

567 Shades Crest Rd.  
Birmingham, AL 35226

SUSAN MOORE (Seal)  
180.00  
250  
100  
Total 186.50