

This instrument was prepared by

(Name) Larry L. Halcomb, Atty. at Law

(Address) 3512 Old Montgomery Hwy.
Birmingham, Alabama 35209

Send Tax Notice To: Jeffrey L. Moore

name
2545 Willowbrook Circle
address
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Twenty Eight Thousand & no/100 (\$228,000.00)----- DOLLARS

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

Dan M. Austin, a single man, and Sheila H. Austin, a single woman,
(herein referred to as grantors) do grant, bargain, sell and convey unto

Jeffrey L. Moore & Anne B. 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:

Lot 15, according to the Survey of Willow Brook, as recorded in Map Book 11,
page 48 A & B in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1991.

Subject to 35' building line as shown by recorded map.

Subject to 10' Easement rear, 30' easement and 40' easement as shown by recorded map.

Subject to restrictions as shown by recorded map.

Subject to restrictions appearing of record in Real 148, page 366 in the Probate Office
of Shelby County, Alabama.

Subject to Agreement with Alabama Power Company as recorded in Real 153, page 604 in
the Probate Office of Shelby County, Alabama.

Subject to rights of way to Alabama Power Company as recorded in Real 114, page 144 in
the Probate Office of Shelby County, Alabama.

NOTE: Map Book 11 page 48 A & B shows the following reservation:

Sink Hole Prone Areas - The subdivision shown hereon including lots and streets,
lies in an area where natural lime sinks may occur. Shelby County, the Shelby County
Engineer, the Shelby County Planning Commission and the individual members thereof
and all other agents, servants or employees of Shelby County, Alabama, make no
representations whatsoever that the subdivision lots and street are safe or suitable
for residential construction, or for any other purpose whatsoever.*

\$125,000.00 of the purchase price recited above was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

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 31st

day of May, 19 91

WITNESS:

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

91 JUN -6 AM 9:03

(Seal)

(Seal)

Dan M. Austin

(Seal)

Sheila H. Austin

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

1. Total Tax 103.00
2. 2.50
3. 3.00
4. 0.00
5. 0.00
6. 0.00
Total 109.50

Acknowledgment

I, Larry L. Halcomb

, a Notary Public in and for said County, in said State,
hereby certify that Dan M. Austin a single man, and Sheila H. Austin, a single woman,
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 31st day of May A. D., 19 91

*Areas underlain by limestone and thus may be subject to lime sink activity.

Notary Public