

This instrument was prepared by

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Homewood, Alabama 35209

Send Tax Notice To: Robert J. Moeller
4916 Mountain View Parkway
Birmingham, Alabama 35243
address

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 One hundred sixty thousand and No/100 (160,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Steven Gross, a single man

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

Robert J. Moeller and Mary Jo Moeller

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

See Legal Description on attached Exhibit "A".

Minerals and mining rights excepted.

Subject to taxes for 1991.

Subject to building setback line of 35 feet reserved from Altadena South Drive as shown by plat.

Subject to public utility easements as shown by recorded plat, including a 15 foot easement on the Westerly rear side and a 5 foot on the Northerly side of lot.

Subject to restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 3 page 468, Misc. Book 3 page 873 and Map Book 5 page 123 in Probate Office.

Subject to Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 102 page 52 and Deed Book 187 page 377 in Probate Office.

Subject to right(s)-of-way(s) granted to Alabama Power Company and Southern Bell Telephone & Telegraph Co. by instrument(s) recorded in Deed Book 279 page 57 in Probate Office.

\$119,000.00 of the purchase price 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, I have hereunto set my hand(s) and seal(s), this 26
day of June, 1991

WITNESS:

(Seal)

(Seal)

(Seal)

Steven Gross
Steven Gross (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven Gross, a single man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of June A. D., 1991

My Commission Expires _____

FORM NO. LT002

NOTARY PUBLIC, STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES FEB 14 1993
BOND# 7101

Betty C. Shaw
Notary Public.
(SEAL)

EXHIBIT "A"

Lot 5, Block 2, according to the Survey of Gross's Addition to Altadena South, 1st Phase of 1st Sector, as recorded in Map Book 5 page 122 in the Probate Office of Shelby County, Alabama.

ALSO part of Lot 4, Block 2, 1st Phase of 1st Sector as recorded in Map Book 5 page 122, in the Probate Office of Shelby County, Alabama, more particularly described as being the Southwest 20 feet, beginning at the most Easterly corner of Lot 5; thence in a Northeasterly direction along the Northwest line of Mountain View Road Parkway for 20 feet; thence 90 deg. left and run Northwest and parallel to the Northeast line of Lot 5 a distance of 422 feet, more or less, to the centerline of Acton Creek; thence Southwest along the centerline of said Creek a distance of 20 feet, more or less, to the most Westerly corner of Lot 5; thence in a Southeasterly direction along the Northeast line of Lot 5 a distance of 422 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

BOOK 351 PAGE 214

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

91 JUL -2 PM 2:02

JUDGE OF PROBATE

1. Deed Fee	47.00
2. Mtg Fee	5.00
3. Recording Fee	3.00
4. Notary Fee	1.00
5. No 1st Fee	
6. Correction Fee	
Total	56.00