

This instrument was prepared by

**Mitchell A. Spears**

ATTORNEY AT LAW

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Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to:

(Name) Douglas G. Moore

(Address) 1 Chase Corp. Drive, Suite 300

Birmingham, Alabama 35244

**WARRANTY DEED**

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-Eight Thousand, Four Hundred and 00/100, (\$68,400.00)----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
Ralph Bryan Edwards and wife, Barbara Ann Edwards

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

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

The Southwest 1/4 of the Northeast 1/4 of Section 20, Township 24 North, Range 12 East,  
Shelby County, Alabama.

LESS AND EXCEPT the following described parcel: A parcel of land situated in the  
SW 1/4 of the NE 1/4, Section 20, Township 24 North, Range 12 East, described as  
follows:

Beginning at the SW corner of the SW 1/4 of NE 1/4 of Section 20, to North 89 deg.  
53 min. 48 sec. East along the South boundary of said 1/4 1/4 Section for 200.00 feet;  
thence North 01 deg. 14 min. 59 sec. West for 435.60 feet; thence South 89 deg. 53 min.  
48 sec. West for 200.00 feet to the West boundary of said 1/4 1/4 Section; thence South  
01 deg. 14 min. 59 sec. East along said West boundary for 435.60 feet to the point of  
beginning; being situated in Shelby County, Alabama.

Also, the Grantors hereby grant, bargain, sell and convey unto the Grantees, their heirs  
and assigns, an easement of a uniform width of 20 feet along the North boundary of the  
South half of the Southeast Quarter of the Northeast Quarter of Section 20, Township  
24 North, Range 12 East, for water, electricity, telephone, and other utility lines and  
services.

SUBJECT TO: PURCHASE MONEY FIRST MORTGAGE IN FAVOR OF CENTRAL BANK OF THE SOUTH, EXECUTED  
ON EVEN DATE HERewith, IN THE SUM OF \$55,000.00.

A 25 foot easement reserved across the Northernmost 25 feet of the above described property,  
pursuant to Deed recorded in Book 292, Page 401, Shelby County Probate Office.

Property taxes for 1992 and subsequent years.

91 DEC -5 AM 10:30

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 said grantee, his,  
her or 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 stated 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 grantee, his, her or their heirs and assigns  
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 13th  
day of November, 19 91

1. Deed Tax (Seal) \$ 13.50  
2. Mtg. Tax \$ 3.50  
3. Recording Fee (Seal) \$ 3.00  
4. Indexing Fee \$ 1.00  
5. No Tax Fee (Seal) \$ 1.00  
6. Certified Fee (Seal) \$ 2.00  
Total \$ 20.00

STATE OF ALABAMA  
SHELBY

County }

General Acknowledgment

I, the undersigned authority a Notary Public in and for said County,  
in said State, hereby certify that Ralph Bryan Edwards and Barbara Ann Edwards

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 13th day of November, 19 91

My Commission Expires: 8/93

Notary Public