

SEND TAX NOTICE TO:

J. Lee Moats  
(Name) Eloise K. Moats  
118 Braxton Way  
(Address) Pelham, Alabama 35124

This instrument was prepared by

(Name) Gene W. Gray, Jr.  
2100 SouthBridge Parkway Suite 650  
(Address) Birmingham, Alabama 35209

Form TICOR 5200 1-84  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA }  
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED FIVE THOUSAND NINE HUNDRED AND NO/100----- DOLLARS

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

Charles H. Harris and spouse, C. Ann Harris  
(herein referred to as grantors) do grant, bargain, sell and convey unto

J. Lee Moats and Eloise K. Moats  
(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 94, according to the Final Plat of Phase II,  
Stratford Place, as recorded in Map Book 12, page 91,  
in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1992 which are a lien, but not due and payable  
until October 1, 1992;

Existing easements, rights of way and restrictions of record.

1. Deed Tax	<u>\$ 106.00</u>
2. Mig. Tax	<u>\$ 2.50</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 Fee	<u>\$ 1.00</u>
Total	<u>\$ 112.50</u>

106.00  
2.50  
4.00  
112.50

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 3rd

day of February, 19 92

WITNESS:

NOTARY PUBLIC  
I CERTIFY THIS  
INSTRUMENT WAS FILED

92 MAR -3 AM 8:34

(Seal)

(Seal)

(Seal)

Charles H. Harris 2/3/92 (Seal)  
Charles H. Harris

C. Ann Harris 2/3/92 (Seal)  
C. Ann Harris

STATE OF ALABAMA }  
JEFFERSON COUNTY }

I, Gene W. Gray, Jr., a Notary Public in and for said County, in said State,  
hereby certify that Charles H. Harris and C. Ann Harris  
whose name 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 3rd day of February, A. D. 1992

Gene W. Gray, Jr. Notary Public.

BOOK 392 PAGE 223

CORLEY, MONCUS & WARD, P.C.