

This instrument was prepared by

(Name) William H. Halbrooks

(Address) 704 Independence Plaza
Birmingham, Alabama 35209

Send Tax Notice To: Howell E. Tapley
name
1807 Man-O-War Drive
address
Helena, Alabama 35080

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

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Sixteen Thousand, Nine Hundred and no/100-----DOLLARS

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

David Earl Moses and wife, Karen Eloise Moses
(herein referred to as grantors) do grant, bargain, sell and convey unto
Howell E. Tapley and Stasia L. Tapley

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

Lot 76, according to the Survey of Dearing Downs, 6th Addition, Phase I, as recorded in Map Book 10, Page 78, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$111,050.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

04/24/1992-5780
02:58 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 12.50

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 15th day of April, 1992.

WITNESS:

(Seal)

David Earl Moses (Seal)
David Earl Moses

(Seal)

(Seal)

(Seal)

Karen Eloise Moses (Seal)
Karen Eloise Moses

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Earl Moses and wife, Karen Eloise Moses, 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 15th day of April, A. D. 1992

My commission expires: 4/21/92

William H. Halbrooks

Notary Public