

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Richard N. Moore
595 HIGHWAY 333
(Address) COLUMBIANA, AL 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
(Address) Post Office Box 822, Columbiana, Alabama 35051

Form 1-1-87 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty-Eight Thousand and no/100 (\$38,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Nellie Beatrice Anderson, a widow woman

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

Richard N. Moore

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

A part of the NW 1/4 of the SE 1/4 of Section 15, Township 20 South, Range 1 West, described as follows:

Begin at the NE corner of the NW 1/4 of the SE 1/4 of Section 15, Township 20 South, Range 1 West and run South 88 degrees 03 minutes 43 seconds West along the North line of said forty for 706.38 feet; thence South 01 degree 54 minutes 32 seconds East for 1334.60 feet to a point on the South line of said forty; thence North 87 degrees 19 minutes 10 seconds East along the South line of said forty for 468.60 feet; thence North 00 degrees 39 minutes West for 208.71 feet; thence North 87 degrees 19 minutes 10 seconds East for 208.71 feet to a point on the East line of said forty; thence North 00 degrees 39 minutes West along the East line of said forty for 1117.45 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to taxes for 1992 and subsequent years, easements, restrictions, rights of way, permits and roadways of record.

Inst # 1992-14965

\$ 40,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

11:34 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 -NCD 7.50

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 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 hands(s) and seal(s), this 24th day of July, 1992.

(Seal) Nellie Beatrice Anderson (Seal)
Nellie Beatrice Anderson (Seal)
(Seal) (Seal)

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 Nellie Beatrice Anderson, a widow 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of July, A. D., 1992.

Peggy J. Letson