

\$ 500.<sup>00</sup>

## WARRANTY DEED--JOINT TENANCY

This instrument was prepared by  
Steven R. Sears, attorney  
655 Main Street, BX Four  
Montevallo, AL 35115+0004  
telephone: 665-1211  
without benefit of title evidence.

Please send tax notice to:

✓ Laurie Ann Moore Ludvik  
1431 Arrowhead Trail  
Alabaster, AL 35007

State of Alabama)  
County of Shelby)

Know all men by these presents, that in consideration of love and affection, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, I, Suellen Bishop Moore, of 1431 Arrowhead Trail, Alabaster, AL 35007, do grant, bargain, sell, and convey unto Laurie Ann Moore Ludvik and husband Eric Paul Ludvik, of 1431 Arrowhead Trail, Alabaster, AL 35007 (herein referred to as grantees) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the SE corner of §5, Twp 22S, R3W, and run N 89°15'01"W 235 feet; thence N 3°31'35W 528.12 feet; thence S 89°12'54"E 589.98 feet; thence S 0°41'58"W 526.02 feet; thence N 89°18'02W 316.07 feet to point of beginning. Containing ±6.8 acres.

Conveyed herewith is an easement for ingress and egress being 30 feet wide and lying W of the following described line: Commence at the SW corner of §4, Twp 22S, R3W, and run S 89°18'02E 316.07 feet; thence N 0°41'58"E 526.02 feet to point of beginning of the E line of said 30 foot easement, thence continue N 0°41'58"E 828.72 feet to point of ending of said easement.

The conveyed property forms no part of the homestead of any grantor herein. Each grantor herein owns other property which does form homestead.

To have and to hold to the said grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 set my hand and seal, this 24 August 1992.

Witness:

*Willie Reginald*

*Suellen Moore* (Seal)  
Suellen Moore

State of Alabama)

County of ~~Shelby~~ *Jefferson*

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Suellen Moore, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this <sup>25th</sup> ~~24~~ August 1992.

*Patricia E. Brantley*  
Notary public

MY COMMISSION EXPIRES FEB. 28, 1994.

Inst # 1992-18834

09/02/1992-18834  
01:51 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 9.50