

PREPARED BY: Trimmier, Atchison and Hayley, P.C., 22 Inverness Center Parkway, Suite 210, Birmingham, Alabama 35242

SEND TAX NOTICE TO: HUE VAN LE AND JULIE PHAN LE, 6345 FARLEY LANE, BIRMINGHAM, ALABAMA 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWELVE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$12,500.00) to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), JEWELL MOORE, AN UNMARRIED WOMAN (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, HUE VAN LE AND WIFE, JULIE PHAN LE (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

COMMENCE AT THE NORTHEAST CORNER OF THE E 1/2 OF FRACTION "E", SECTION 29, TOWNSHIP 19 SOUTH, RANGE 3 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH ALONG THE EAST LINE OF SAID FRACTION E A DISTANCE OF 592.20 FEET TO THE NORTHEAST MARGIN OF GLAZE FERRY ROAD; THENCE TURN AN ANGLE OF 52 DEGREES 22 MINUTES 39 SECONDS TO THE LEFT AND RUN ALONG SAID ROAD A DISTANCE OF 57.62 FEET; THENCE TURN AN ANGLE OF 3 DEGREES 03 MINUTES 02 SECONDS TO THE LEFT AND RUN A DISTANCE OF 244.56 FEET; THENCE TURN AN ANGLE OF 86 DEGREES 11 MINUTES 24 SECONDS TO THE RIGHT AND RUN A DISTANCE OF 98.50 FEET TO THE POINT OF BEGINNING; THENCE TURN AN ANGLE OF 180 DEGREES 00 MINUTES 00 SECONDS TO THE RIGHT AND RUN A DISTANCE OF 133.27 FEET TO A POINT, THENCE TURN RIGHT AND RUN SOUTHEASTERLY ALONG THE SOUTH LINE OF THE TRACT OF LAND PREVIOUSLY CONVEYED TO E. R. ELLIOTT AND W. D. HUGHES, SAID DEED RECORDED DEED BOOK 279, PAGE 530 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, A DISTANCE OF 180 FEET, MORE OR LESS, TO A POINT ON THE WEST BANK OF THE COOSA RIVER, BEING THE SOUTHEAST CORNER OF THE ELLIOTT-HUGHES PROPERTY, THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE MEANDERINGS TO THE WEST BANK OF THE COOSA RIVER A DISTANCE OF 140 FEET, MORE OR LESS, TO THE E. C. GLAZE PROPERTY; THENCE TURN RIGHT AND RUN NORTHWESTERLY ALONG SAID E. C. GLAZE PROPERTY TO THE PROPERTY TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.

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 said GRANTEES, their heirs and assigns, that I(we) am(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(we) have hereunto set my(our) hand(s) and seal(s), on OCTOBER 12, 1992.

Jewell Moore
JEWELL MOORE

Inst # 1992-23452

10/14/1992-23452
12:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 19.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that JEWELL MOORE, AN UNMARRIED WOMAN, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he (they) executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on OCTOBER 12, 1992.

My commission expires: 10/29/94

[Signature]
Notary Public

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