

SEND TAX NOTICE TO

Name: Alvania Brown, John Moore and Mary Elizabeth Moore
Address: P. O. Box 367
Montevallo, Alabama 35115

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head

(Address) Columbiana, Alabama 35051

Form 115 Rev. 5-82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR & other good and valuable consideration

DOLLARS

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

Alvania Brown, a widow, John Moore and wife, Mary Elizabeth Moore

(herein referred to as grantors) do grant, bargain, sell and convey unto ourselves,

Alvania Brown, John Moore and wife, Mary Elizabeth Moore

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

Shelby

County, Alabama to wit:

One lot 50 feet by 150 feet situated as follows: Beginning at a point 200 feet from the intersection of White and Waller Streets in a Southerly direction from the SW corner of said intersection on the Western boundary of said Waller Street; thence in a Westerly direction 150 feet perpendicular to Waller Street; thence in a Southerly direction 50 feet parallel to Waller Street; thence in an Easterly direction 150 feet to the Western boundary of Waller Street; thence along said Western boundary of Waller Street 50 feet to the point of beginning.

This lot being in the Reynolds Addition to South Montevallo, which is a part of Montevallo, Alabama.

Major Brown, husband of Alvania Brown
died during the latter part of 1980.

J.M. & P. M.E.M.

John Moore is the son of Alvania Brown.

Inst # 1993-00125

01/04/1993-00125
02:11 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCO 8.00

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 4th day of January, 19 93

WITNESS:

(Seal)

(Seal)

(Seal)

Alvania Brown (Seal)
John Moore (Seal)
Mary Elizabeth Moore (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alvania Brown, John Moore and Mary Elizabeth Moore whose names 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 4th day of January, A. D., 19 93

Lamie P. Prasher
Notary Public