

This instrument was prepared by

SEND TAX NOTICE TO:

Walter Fletcher
2121 Highland Avenue
Birmingham, Alabama 35205

Edwin M. Moyo
Regina M Moyo

GENERAL WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of \$470,000.00 to the undersigned GRANTORS in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, HAYDEN GRAHAM and wife MARY P. GRAHAM, herein referred to as GRANTORS, do grant, bargain, sell and convey unto EDWIN M. MOYO and REGINA M. MOYO, herein referred to as GRANTEEES, 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 Section 28, Township 19 South, Range 2 West, Shelby County, Alabama; thence run West along the North line of said 1/4-1/4 section a distance of 2260 feet; thence turn left and run South 14 degrees 10 minutes East a distance of 599.03 feet; thence turn left 108 degrees 55 minutes and run Northeasterly a distance of 21.14 feet to the point of beginning; from the point of beginning thus obtained, turn left 3 degrees 47 minutes 50 seconds and continue Northeasterly a distance of 614.25 feet; thence turn right 112 degrees 43 minutes 25 seconds and run Southeasterly a distance of 200.0 feet; thence turn right 67 degrees 16 minutes 35 seconds and run Southwesterly a distance of 614.25 feet to the Easterly Right-of-Way line of Valley View Drive, thence turn right 112 degrees 43 minutes 25 seconds and run Northwesterly along said Right of Way line a distance of 200.0 feet to the point of beginning.

Subject to current taxes, covenants, easements and restrictions of record.

TO HAVE AND TO HOLD to 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 and seal this 5th day of January, 1993.

 (Seal)
Hayden Graham

 (Seal)
Mary P. Graham

\$ 320,000.00 of the purchase price
recited above was paid from the mortgage
loan closed simultaneously herewith.

Inst # 1993-00621
01/07/1993-00621
02:52 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
159.00
002 MCO

STATE OF ALABAMA)
JEFFERSON COUNTY)

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hayden Graham and wife Mary P. Graham, 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 5th day of January, 1993.


Notary Public

Inst # 1993-00621

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 159.00