

SEND TAX NOTICE TO:

John O. Moore, Jr.
4556 Magnolia Drive
Birmingham, AL 35242

THIS INSTRUMENT PREPARED BY:
Claude McCain Moncus, Esq.
CORLEY, MONCUS & WARD, P.C.
2100 SouthBridge Parkway
Suite 650
Birmingham, Alabama 35209
(205) 879-5959

Inst # 1993-03566

02/05/1993-03566
01:45 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 REC 100.50

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED SEVENTY ONE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$171,500.00*****) to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, we, Edward H. Richards, JR. and wife, Donna Kay Richards, (herein referred to as Grantors) do grant, bargain, sell and convey unto

JOHN O. MOORE, JR. and wife, SHANNON R. MOORE
(herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 62, according to the Survey of The
Magnolias at Brook Highland, A Residential
Subdivision, as recorded in Map Book 13, Page
102 A & B, in the Probate Office of Shelby
County, Alabama;

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record, and the 1993 Ad Valorem taxes, which said taxes are not due and payable until October 1st, 1993.

\$ -0-***** of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 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 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, we have hereunto set our hands and seals, this 11th day of December, 1992.

Edward H. Richards, Jr. (Seal)
Edward H. Richards, JR.

Donna Kay Richards (Seal)
Donna Kay Richards

State of ~~MISSISSIPPI~~ Georgia
Fulton
~~Shelby~~ County

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Edward H. Richards, JR. and wife, Donna Kay Richards, 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 foregoing, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 11 day of December, 1992.

Lisa E. Ekanid
Notary Public

My commission expires:
Notary Public, Fulton County, Georgia
My Commission Expires November 18, 1998

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