

SEND TAX NOTICE TO:

Andrew Moore

125 Ivy Way

Columbiana, AL 35051

Inst # 1993-04093

02/11/1993-04093
01:26 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MCD 40.50

This Instrument Prepared By:
Harold H. Goings
Spain, Gillon, Grooms, Blan & Nettles
2117 Second Avenue North
Birmingham, Alabama 35203

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Thirty-one Thousand Five Hundred and no/100 Dollars (\$31,500.00) to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **America's First Credit Union** (herein referred to as Grantor), do grant, bargain, sell and convey unto **Andrew B. Moore and Diane M. Moore** (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of the NW 1/2 of the NE 1/4 of Section 25, Township 19 South, Range 1 West, being more particularly described as follows: Commence at the SW corner of the Northwest Quarter of the Northeast Quarter of Section 25, Township 19 South, Range 1 West, Shelby County, Alabama, thence Northerly along the West line of said quarter quarter 301.20 feet to the point of beginning; thence continue along last described course 93.33 feet to a point; thence 123 degrees 58 minutes right and southeasterly 559.86 feet to a point on the West right of way line of Shelby County Highway No. 440; thence 90 degrees 21 minutes right and Southwesterly along said right of way line 30.0 feet to a point; thence 6 degrees 57 minutes right and continue Southwesterly along said right of way 204.35 feet to a point; thence 100 degrees 52 minutes right and Northwesterly 506.17 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, rights-of-way, and limitations, if any, of record.

TO HAVE AND TO HOLD, to 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, 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 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, we have hereunto set our hand and seal this the 5th day of February, 1993.

AMERICA'S FIRST CREDIT UNION

By:

Linda M. Connelly
Its President

STATE OF ALABAMA:

JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Linda M. Connelly whose name as President of America's First Credit Union is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 5th day of February, 1993.

Landi Brasfield
Notary Public

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