

THIS INSTRUMENT PREPARED BY:
Joyce E. May
Attorney at Law
Suite 206, 2101 Magnolia Ave.
Birmingham, Alabama 35205

SEND TAX NOTICE TO:
Andrew B. Moore
Diane M. Moore
125 Ivy Way
Columbiana, AL 35051

WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirteen Thousand and No/100 (\$13,000.00) Dollars, to the undersigned, in hand paid by the grantees herein, the receipt whereof is acknowledged, we, Samuel E. Braxton and wife, Suzanne Braxton, (hereinafter referred to as Grantors) grant, bargain, sell and convey unto Andrew B. Moore and wife, Diane M. Moore, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the NW 1/4 of the NE 1/4 of Section 1, Township 21 South, Range 1 East, being more particularly described as follows:

Commence at the NE corner of the NW 1/4 of NE 1/4 of Section 1, Township 21 South Range 1 East; thence run South along the East line of said 1/4 1/4 Section a distance of 1050.00 feet; thence turn an angle of 89 deg. 07 min. to the right and run West a distance of 577.50 feet; thence turn an angle of 90 deg. 53 min. to the right and run North a distance of 117.06 feet, to the point of beginning; thence continue in the same direction a distance of 79.45 feet; thence turn an angle of 115 deg. 50 min. to the right and run a distance of 198.02 feet; thence turn an angle of 47 deg. 17 min. to the left and run a distance of 57.37 feet, to the center of a driveway; thence turn an angle of 121 deg. 40 min. to the right and run along the centerline of a driveway a distance of 43.77 feet; thence turn an angle of 29 deg. 28 min. to the left and run a distance of 52.76 feet; thence turn an angle of 127 deg. 19 min. to the right and run a distance of 253.88 feet, to point of beginning: being situated in Shelby County, Alabama.

Subject to 1993 ad valorem taxes, a lien not yet due and payable.

Subject to an easement for ingress and egress to and from said property over, on, by and along the existing roadway or drive; which runs along the East property line of said property in a Northerly and Southerly direction as recorded in Deed Book 232, page 642.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 our heirs,

Inst # 1993-04745

02/18/1993-04745
11:59 AM CERTIFIED
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002 MCD 22.00

Page Two
Warranty Deed/Braxton to Moore

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 12th day of February, 1993.

Samuel E. Braxton
Samuel E. Braxton

Suzanne Braxton
Suzanne Braxton

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Samuel E. Braxton and wife, Suzanne Braxton, 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 12th day of February, 1993.

[Signature]
Notary Public
My Commission Expires: 12/5/93

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