

This instrument was prepared by:

(Name) Courtney Mason & Associates, P.C.
 (Address) 100 Concourse Parkway, Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Matthew R. Moore
 (Address) 3113 Harwick Drive
Birmingham, Alabama 35242

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**STATE OF ALABAMA**SHELBY**COUNTY****KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Hundred Seventy Six Thousand DOLLARS
 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Ross R. Kovacs

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

Matthew R. Moore and wife, Tammy S. 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, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 22, according to the survey of Altadena Woods, Third Sector, as recorded in Map book 11 Page 7 in the Probate Office of Shelby County; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$115,000.00 of the above recited purchase price was paid from a mortgage loan closed in simultaneously herewith.

Inst # 1993-38240

12/01/1993-38240
 02:03 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 NEL 70.50

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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set MY hand(s) and seal(s), this 24th day of November, 19 93

WITNESS

Ross R. Kovacs
 Ross R. Kovacs

STATE OF ALABAMASHELBY**COUNTY****General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ross R. Kovacs whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of November, A.D., 19 93

My Commission Expires: 4-5-95

Notary Public