

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) ANDREW B. MOORE & DIANE M. MOORE

125 Hwy Way
(Address) Columbiana, AL 35051

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND NO/100 (\$10.00) AND OTHER GOOD & VALUABLE CONSIDERATIONS DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Dan Sullivan, a married man

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

Andrew B. Moore and Diane M. Moore

(herein referred to as GRANTEES) as joint tenants, with right of survivorship/all of my undivided interest in and to the following described real estate situated in

Shelby

County, Alabama to-wit:

Commence at the NW corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 34, Township 21 South, Range 1 West, Shelby County, Alabama and run East along the North line of said 1/4-1/4 section for a distance of 210.00 feet; thence right 89 degrees 30 minutes 04 seconds and run South and parallel to the West line of said 1/4-1/4 section for a distance of 420.00 feet to point of beginning; thence right 90 degrees 29 minutes 56 seconds and run westerly and parallel to the North line of said 1/4-1/4 section for a distance of 210.00 feet and point of intersection with the West line of said 1/4-1/4 section; thence left 90 degrees 29 minutes 56 seconds and run southerly along the West line of said Section 34 for a distance of 60.00 feet; thence right 88 degrees 08 minutes and run westerly and parallel to the North line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 33, Township 21 South, Range 1 West, Shelby County, Alabama for a distance of 650.00 feet, more or less to a point of intersection with center of Waxahatchee Creek; thence southeasterly along the meanderings of said creek to a point of intersection with the northwesterly right of way line of Alabama Highway No. 25; thence northeasterly along said highway right of way line for 220.11 feet, more or less to a point of right of way line change; thence right 90 degrees 00 minutes for 15.00 feet; thence left 90 degrees 00 minutes and run northeasterly for 306.84 feet; thence left 74 degrees 18 minutes 24 seconds and run north and parallel to the west line of said Section 34 for a distance of 546.42 feet to point of beginning. According to the survey of W. M. Varnon, Reg. No. 9324, dated November 11, 1993.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. Taxes for 1994 and subsequent years. 1994 ad valorem taxes are a lien but not due and payable until October 1, 1994.
2. Transmission line permits to Alabama Power Company recorded in Deed Book 121, Pages 47 and 48; Deed Book 121, Page 51 and Deed Book 133, Page 282 in Probate Office of Shelby County, Alabama.
3. Right of way to State of Alabama recorded in Deed Book 237, Page 506 in Probate Office.
4. Rights of others in and to the use of gravel road as shown on survey of W.M. Varnon, dated November 11, 1993.
5. Overhead power lines as shown on survey of W. M. Varnon, dated November 11, 1993.
6. Riparian rights, if any, in and to Waxahatchee Creek.

The hereinabove described property does not constitute any part of the homestead of the grantor or the grantor's spouse.

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 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 said 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 8th day of April, 19 94.

WITNESS:

(Seal)

Dan Sullivan
Dan Sullivan

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

05/02/1994-14224
02:59 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DO NOT REC 10.00

I, the undersigned authority

hereby certify that Dan Sullivan, a married man

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 8th day of April, A. D., 19 94

Courney M. Fowler Jr.

Notary Public.

1994-14224 Inst