

SEND TAX NOTICE TO:

(Name) Andrew Moore and wife,
Diane M. Moore

(Address) _____

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head

(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 ONE DOLLAR & other good and valuable consideration DOLLAR

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

Thomas O. Smith, III, a married man

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

Andrew Moore and wife, Diane M. Moore

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Commence at the NW corner of Section 6, Township 21 South, Range 2 East (Gun barrel found in place); thence run Southerly along the West boundary line of said Section 6 a distance of 1313.43 feet to a point; thence turn an angle of 87 deg.19'01" to the left and run Easterly a distance of 632.37 feet to a point on the Eastern right of way line of Alabama Highway no. 25 (Iron found in place); thence turn an angle of 61 deg.55'07" to the left and run Northeasterly along said Eastern right of way line of said Alabama Highway No. 25, a distance of 311.52 feet to a re-bar at the NW corner of the William Ray property (Real Book 025, page 671); thence continue along said Eastern right of way line of said Alabama Highway No. 25 and along the same line of direction a distance of 40.36 feet to a point; thence turn an angle of 92 deg.00'33" and run Southeasterly a distance of 163.75 feet to the point of beginning; thence turn an angle of 87 deg.59'27" to the right and run Southwesterly and parallel to the right of way line of Alabama Highway No. 25 a distance of 10.0 feet to a point; thence turn an angle of 87 deg.59'27" to the left and run a distance of 46.70 feet to a point; thence turn an angle of 92 deg. 00'33" to the left and run Northeasterly and parallel to the right of way line of Alabama Highway No. 25 a distance of 10.0 feet to a point; thence turn an angle of 87 deg.59'27" to the left and run Northwesterly a distance of 46.70 feet to the point of beginning. Said parcel is lying in the NW 1/4 of NW 1/4, Section 6, Township 21 South, Range 2 East and contains 467 square feet.

Above described property constitutes no part of homestead of grantor or his 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 1st

day of April, 19 94.

WITNESS:

(Seal)

Thomas O. Smith, III
(Thomas O. Smith, III)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas O. Smith, III 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 1st day of April, A.D., 19 94

James P. Brasher
Notary Public.

06/03/1994-17843
10:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

st # 1994-17843