

This instrument was prepared by

Send Tax Notice To: Robert D. Moore

(Name) Lamar Ham

name

1224 Lake Point Drive

address

(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

Birmingham, Al 35244

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED SIXTY NINE THOUSAND NINE HUNDRED AND NO/100-----  
----- DOLLARS (\$269,900.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
M. E. Padgett, an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto Robert D. Moore and wife, Nancy H. 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:

Lot 2030, according to the Survey of Lake Point Estates, First Addition, as  
recorded in Map Book 17, Page 14, in the Probate Office of Shelby County,  
Alabama.

Subject to current taxes, easements, covenants, restrictions and rights of way  
of record, mineral and mining rights.

\$ 218,079.00 of the purchase price was provided by a mortgage loan closed  
simultaneously herewith.

Inst # 1994-20791

07/01/1994-20791  
09:39 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SNA 62.50

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 27th  
day of June, 19 94.

\_\_\_\_ (Seal)

M. E. Padgett  
M. E. Padgett

(Seal)

\_\_\_\_ (Seal)

(Seal)

\_\_\_\_ (Seal)

(Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, Lamar Ham, a Notary Public in and for said County, in said State, hereby certify that  
M. E. Padgett, an unmarried man  
whose name(s) 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 27th day of June A.D., 19 94

Lamar Ham

Notary Public

MY COMMISSION EXPIRES NOVEMBER 9, 1997