

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

JAMES R. MONCUS, JR.  
ATTORNEY AT LAW  
1318 ALFORD AVENUE SUITE 102  
BIRMINGHAM AL 35226

Glenn W. Moore  
2018 Diane Lane  
Alabaster, AL 35007

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ninety-Nine Thousand Nine Hundred and No/100 (\$99,900.00) Dollars to the undersigned grantor (whether one or more, in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,

**JACK R. FERRANTE, AN UNMARRIED MAN**

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

**GLENN W. MOORE AND DIANNA J. 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 28, according to the Survey of Scottsdale, Second Addition, as recorded in Map Book 7, Page 118, in the Probate Office of Shelby County, Alabama.**

**Mineral and mining rights excepted.**

Subject to all easements, restrictions, and rights-of-way of record.

\$94,900.00 of the above mentioned consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the same unto the 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 for such survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, 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 stated 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 (we) have hereunto set my (our) hand(s) and seal(s) this 1st day of November, 1994.

  
JACK R. FERRANTE  
Inst # 1994-32946

11/04/1994-32946  
10:12 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 16.00

Inst # 1994-32946

STATE OF ALABAMA     )

JEFFERSON COUNTY     )

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that **JACK R. FERRANTE, AN UNMARRIED 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 seal this the 1st day of November, 1994.

  
\_\_\_\_\_  
Notary Public

MY COMMISSION EXPIRES: 2/23/96

Inst # 1994-32946

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