

R94-1595

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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Birmingham, Alabama 35244

SEND TAX NOTICE TO:

ALLAN GAZAWAY
312 MARDIS LN
ALABASTER, AL 35007

Inst # 1994-33388

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of SEVENTY SIX THOUSAND NINE HUNDRED and 00/100 (\$76,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, CHARLES C. MOORE and WANDA H. MOORE, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto ALLAN GAZAWAY and AMY GAZAWAY, HUSBAND AND WIFE, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 7, BLOCK 5, EXCEPT THE WEST 7 FEET THEREOF, ACCORDING TO THE SURVEY OF GREEN VALLEY, 2ND SECTOR, AS RECORDED IN MAP BOOK 6 PAGE 21 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1994 which constitutes a lien but are not due and payable until October 1, 1995.
2. Building setback line of 35 feet reserved from Mardis Lane as shown by plat.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 9 page 278 in Probate Office.
4. Right(s)-of-Way(s) granted to South Central Bell by instrument(s) recorded in Deed Book 285 page 820 in Probate Office.
5. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 8 page 772 and covenants pertaining thereto recorded in Misc. Book 8 page 556 in Probate Office.

\$75,307.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 herein fee simple shall

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SHELBY COUNTY JUDGE OF PROBATE

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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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, CHARLES C. MOORE and WANDA H. MOORE, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 28th day of October, 1994.

Charles C. Moore
CHARLES C. MOORE

Wanda H. Moore
WANDA H. MOORE

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CHARLES C. MOORE and WANDA H. MOORE, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 28th day of October, 1994.

RA SC
Notary Public

My commission expires:

7/16/98

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