

R94-1586

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

CHARLES C. MOORE
181 KENTWOOD DRIVE
ALABASTER, AL 35007

Inst # 1994-33396

11/08/1994-33396

12:40 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MCD 27.50

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FORTY SIX THOUSAND and 00/100 (\$146,000.00) DOLLARS to the undersigned grantor, DOUG BLACK CONSTRUCTION, INC. in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto CHARLES C. MOORE and WANDA H. MOORE, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 64, ACCORDING TO THE SURVEY OF KENTWOOD, 1ST ADDITION, AS RECORDED IN MAP BOOK 17, PAGE 115, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. 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. Right of way to Shelby County as recorded in Deed Book 216, page 584 in the Probate Office of Shelby County, Alabama.
3. Easement to Alabaster Water and Gas Board recorded in Instrument No. 1992-18725 in the Probate Office.
4. Any part of the caption lands lying within the right of way of a public road.
5. 30-foot building setback line from Kentwood Drive as shown on recorded map of subdivision.
6. 10-foot utility easement across the East side of lot and a 5-foot utility easement across the South side of lot as shown on recorded map of subdivision.
7. Declaration of Protective Covenants as recorded in Instrument No. 1933-32125 in the Probate Office of Shelby County, Alabama.

\$130,500.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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 GRANTOR, DOUG BLACK CONSTRUCTION, INC., A CORPORATION, by its PRESIDENT, DOUG BLACK who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 28th day of October, 1994.

DOUG BLACK CONSTRUCTION, INC.

By: Doug Black
DOUG BLACK, PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DOUG BLACK, whose name as PRESIDENT of DOUG BLACK CONSTRUCTION, INC., a corporation, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

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

[Signature]
Notary Public

My commission expires: 7/16/94

Inst # 1994-33396

11/08/1994-33396
12:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 27.50