

This instrument prepared by:
John N. Randolph, Attorney
Sirote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
Gail Moore

3064 Riverwood Terrace
Birmingham, Alabama 35242

Inst # 1994-34774

WARRANTY DEED

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of **Eighty Thousand and 00/100'S *** (\$80000.00) Dollars** to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **Kevin A. Foote and wife, Cindi Foote**, (herein referred to as grantors) do grant, bargain, sell and convey unto **Gail Moore** (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot B, Block 11, according to the Amended Map of Riverwood 7th Sector, recorded in Map Book 9, page 81, in the Probate Office of Shelby County, Alabama.

Subject to:

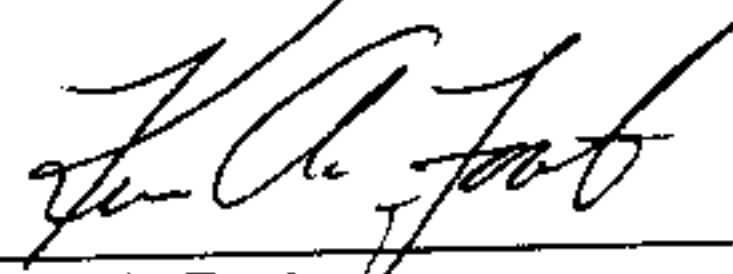
1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. 25 foot building line as shown by recorded Map.
3. 10 foot Easement on South and Rear and 20 foot Easement crossing lot, as shown by recorded map.
4. Right of Way granted to Alabama Power Company by instrument recorded in Misc. Volume 37, page 243, in the Probate Office of Shelby County, Alabama.
5. Right of Way granted to Alabama Power Company by instrument recorded in Real 37, page 243; Volume 220, page 43; Volume 266, page 741; Volume 247, page 422 and Volume 279, page 387, in the Probate Office of Shelby County, Alabama.
6. Mineral and mining rights and rights incident thereto recorded in Volume 327, page 906, in the Probate Office of Shelby County, Alabama.

\$76,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 22nd day of November, 1994.

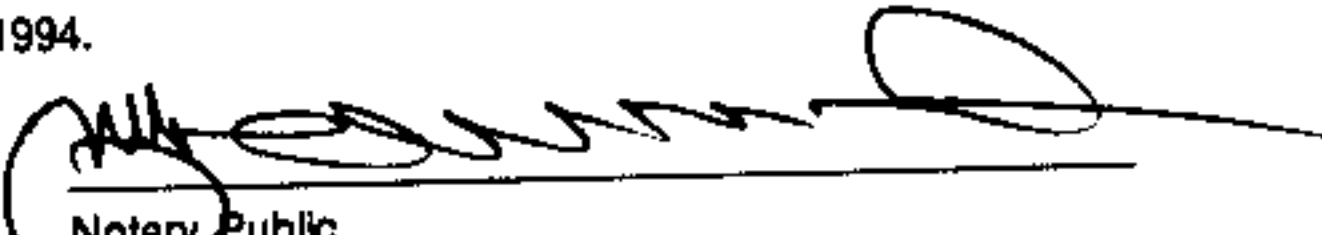
X  (Seal)
Kevin A. Foote

X  (Seal)
Cindi Foote

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kevin A. Foote and wife, Cindi Foote, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of November, 1994.


Notary Public
Affix Seal

Inst # 1994-34774

11/23/1994-34774
10:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 12.50