

THIS INSTRUMENT PREPARED BY:
Joyce E. May
Attorney at Law
Suite 206-2101 Magnolia Avenue
Birmingham, Alabama 35205

Grantees' Address
Andrew Moore
Diane Moore
125 Ivy Way
Columbiana, Ala. 35051

WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of Five Thousand and No/100 (\$5,000.00) Dollars and a purchase money mortgage in the sum of Fifteen Thousand and No/100 (\$15,000.00) Dollars, executed simultaneously herewith, to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, Sara E. Egger, an unmarried woman, (herein referred to as the Grantor), grant, bargain, sell and convey unto Andrew B. Moore and wife, Diane M. Moore, (herein referred to as the Grantees), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the SW corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 5, Township 20 South, Range 1 East; thence run Easterly along the south line thereof for 369.39 feet; thence 107 deg. 51 min. 18 sec. left run Northwesterly for 203.45 feet; thence 15 deg. 16 min. 24 sec. left run Northwesterly for 209.07 feet to the point of beginning, said point being a $\frac{1}{2}$ inch rebar on the Northeastly right-of-way of Shelby County Highway No. 51; thence 5 deg. 27 min. 05 sec. right to cord of a curve to the right (having a central angle of 5 deg. 27 min. 37 sec. and a radius of 2201.73 feet and an arc distance of 209.82 feet) run along said cord for 209.74 feet to Egger Road; thence 102 deg. 59 min. 01 sec. right from cord of said curve run Easterly along said Egger Road for 243.14 feet; thence 85 deg. 33 min. 03 sec. right run Southeasterly for 173.26 feet to an iron; thence 85 deg. 51 min. 32 sec. right run Southwesterly for 211.83 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and except any portion lying within Egger Road.
Subject to 1995 ad valorem taxes, a lien not yet due and payable.

Subject to 1994 ad valorem taxes under tax ID:58-16-3-05-0-000-003.

12/13/1994-36463
12:26 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 16.00

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Warranty Deed:Eggler to Moore

Subject to Easement to Sarah E. Eggler a/k/a Sara H. Eggler as recorded in Real 218, Page 92 in the Probate Office of Shelby County, Alabama.

Subject to Transmission Line Permit(s) to Alabama Power Company as shown by instrument recorded in Deed 103, page 203 and Deed 106, page 92 in the Probate Office of Shelby County, Alabama.

Sara E. Eggler, the grantor herein is one and the same person as Sara H. Eggler, the grantee in that certain deed recorded in Book 142, page 859 in Shelby County Probate Office.

Sara E. Eggler, the grantor herein, is one and the same person as Sarah E. Eggler a/k/a Sara H. Eggler, the grantee in that certain Easement recorded in Book 218, page 96 in the Probate Office of Shelby County, Alabama.

To Have and to Hold to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 and seal this 6th day of December, 1994.

Sara E. Eggler
Sara E. Eggler

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sara E. Eggler, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of December, 1994.

[Signature]
Notary Public

My Commission Expires 3/4/98

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