

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

SEND TAX NOTICE TO:
Andrew B. Moore
Diane M. Moore
125 Ivy Way
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of Fifteen Thousand and No/100 (\$15,000.00) Dollars to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, We, Donald E. Patterson and wife, Donna M. Patterson, (herein referred to as the "Grantors"), 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 North half of the Northeast 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama; described as follows:
Commence at the Northeast corner of said Section 25, thence run South along the East section line 570.07 feet, thence turn right 90°00'00" and run West 1211.69 feet to a point on the centerline of Beeswax Road, thence turn left 90°56'33" and run South 329.49 feet, thence turn right 84°41'00" and run Westerly 100.86 feet to the point of beginning; thence turn left 18°21'13" and run Southwesterly 79.60 feet, thence turn left 56°20'48" and run Southerly 205.51 feet, to a point on a counter clockwise curve on the Northerly right of way of Shelby County Highway #28, said curve having a central angle of 10°04'44" and a radius of 838.37 feet, thence turn left 95°13'15" to the tangent of said curve and run Easterly along the arc of said curve 147.48 feet to the point of tangent of said curve, thence continue Northeasterly along said tangent 25.42 feet, thence turn left 100°10' and run Northwesterly 240.00 feet to the point of beginning.
Subject to 1995 ad valorem taxes, a lien not yet due and payable.

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.

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Warranty Deed\Patterson to Moore

And We do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 27th day of February, 1995.

Donald E. Patterson
Donald E. Patterson

Donna M. Patterson
Donna M. Patterson

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Donald E. Patterson and wife, Donna M. Patterson, 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 27th day of February, 1995.

James May
Notary Public
My Commission Expires 3/4/98

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