

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Inst # 1995-31089

That in consideration of ONE HUNDRED ONE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$101,500.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **MICHAEL W. MOORE AND LORI G. MOORE**, husband and wife (herein referred to as Grantors), do grant, bargain, sell and convey unto **TY S. SHUMATE AND KATHERINE T. SHUMATE**, as joint tenants with right of survivorship, (herein referred to as Grantees), the following described real estate situated in **SHELBY County, Alabama** to wit:

Lot 12, according to the map of Carriage Hill, Phase I as recorded in Map Book 13 page 31 in the Office of the Judge of Probate of Shelby County, Alabama and including a part of Lot 11 according to the map of Carriage Hill, Phase I as recorded in Map Book 13 page 31 in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the NW corner of said Lot 11, thence in a southerly direction along the westerly line of said lot 11, a distance of 22.0 feet to the point of beginning, thence continue along last described course a distance of 108.31 feet to the southwest corner of said Lot 11, thence 169 degrees 25 minutes 56 seconds left in a northeasterly direction, a distance of 48.86 feet, thence 5 degrees 43 minutes 40 seconds left, in a northeasterly direction, a distance of 23.70 feet; thence 21 degrees 29 minutes 02 seconds left in a northwesterly direction, a distance of 38.27 feet to the point of beginning. Situated in Shelby County, Alabama.

\$96,400.00 of the consideration herein is from a purchase money first mortgage.

Subject to any and all matters of public record and matters which could be revealed by a survey. Mineral and mining rights are not warranted herein nor granted. 1996 taxes are currently a lien but are not yet due and payable.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, and their 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 GRANTEES, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 25TH day of October, 1995.



MICHAEL W. MOORE



LORI G. MOORE

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

10/30/1995-31089
11:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 14.00

I, **MARK E. TIPPINS**, a Notary Public in and for said County, in said State, hereby certify that **MICHAEL W. MOORE AND LORI G. MOORE**, 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 and having full authority to sign said deed, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25TH day of OCTOBER, 1995.

Notary Public:

My commission expires:



Prepared by: Mark E. Tippins, Attorney, 4 Office Park Circle, #215 Birmingham, Alabama 35223 (205) 870-4343

Send tax notice to: TY SHUMATE, 105 Carriage Drive, Maylene, AL 35114