

This form furnished by: **Cahaba Title, Inc.**

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FAX 988-5905

This instrument was prepared by:

(Name) Holliman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:

(Name) DUANE W. AWE & JUDITH A. AWE
(Address) 4916 Mountain View Parkway
Birmingham, AL 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eighty-Five Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,

ROBERT J. MOELLER and wife, MARY JO MOELLER
(herein referred to as grantors), do grant, bargain, sell and convey unto

DUANE W. AWE and wife, JUDITH A. AWE

(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF SET FORTH IN FULL
HEREIN FOR THE COMPLETE LEGAL DESCRIPTION OF THE PROPERTY BEING CONVEYED BY
THIS INSTRUMENT.

SUBJECT TO: (1) Taxes for the year 1995 and subsequent years, (2) Easements,
restrictions, reservations, rights-of-way, limitations, covenants and conditions
of record, if any. (3) Mineral and mining rights, if any.

\$ 148,000.00 of the purchase price is being paid by the proceeds of a first
mortgage loan executed and recorded simultaneously herewith.

Inst # 1995-32105

11/07/1995-32105
09:29 AM CERTIFIED
SHELBY COUNTY JUDGE W.B. PROBERT

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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, their heirs
and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted
above; that I (we) have good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators
shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this 25th
day of October, 19 95.

WITNESS

(Seal)

(Seal)

(Seal)

✓ Robert J. Moeller (Seal)
ROBERT J. MOELLER

✓ Mary Jo Moeller (Seal)
MARY JO MOELLER

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority _____, a Notary Public in and for said County, in said State, hereby
certify that ROBERT J. MOELLER and wife, MARY JO MOELLER, 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 25th day of October

A.D., 19 95

NOTARY PUBLIC STATE OF ALABAMA
MY COMMISSION EXPIRES: Mar. 12, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

My Commission Expires:

EXHIBIT A

Lot 5, Block 2, according to the Survey of Gross's Addition to Altadena South, 1st Phase of 1st Sector, as recorded in Map Book 5, page 122, in the Probate Office of Shelby County, Alabama.

ALSO part of Lot 4, Block 2, 1st Phase of 1st Sector as recorded in Map Book 5, page 122, in the Probate Office of Shelby County, Alabama, more particularly described as being the Southwest 20 feet, beginning at the most easterly corner of Lot 5; thence in a Northeasterly direction along the Northwest line of Mountain View Road Parkway for 20 feet; thence 90 deg. left and run Northwest and parallel to the Northeast line of Lot 5 a distance of 422 feet, more or less, to the centerline of Acton Creek; thence Southwest along the centerline of said Creek a distance of 20 feet, more or less, to the most Westerly corner of Lot 5; thence in a Southeasterly direction along the Northeast line of Lot 5 a distance of 422 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

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SHELBY COUNTY JUDGE OF PROBATE
OGE MCP 48 00