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SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) David Moore

(Address) 19389 River Drive
Shelby, AL 35143

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

(Address) P O Box 180, Columbiana, AL 35051

Form 1-1-3 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY TWO THOUSAND THREE HUNDRED AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
SIOBHAN M. MORTON, an unmarried woman,

(herein referred to as grantors) do grant, bargain, sell and convey unto
DAVID MOORE and wife, BARBARA MOORE,

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

Shelby County, Alabama to-wit:

Lot 10 and 11 in Shelby Shores, recorded in Map Book 4, Page 75, Office of the Judge of Probate of Shelby County, Alabama.

ALSO a triangular parcel of land adjacent to said Lot 11 in Shelby Shores described as follows: Begin at the southernmost corner of said Lot 11 and run northwesterly along the southwest boundary of said Lot 11 for 222.02 feet to a point on the southeast right-of-way line of River Drive; thence turn an angle of 96 degrees 09 minutes to the left and run along said right-of-way for 30.00 feet to a point; thence turn an angle of 91 degrees 36 minutes 45 seconds to the left and run 220.83 feet to the point of beginning.

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights-of-way, and permits of record.

\$151,600.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

11/28/1995-34032
12:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

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 the 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 a 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 27th day of November, 1995

WITNESS:

(Seal)

Siobhan M. Morton
Siobhan M. Morton (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Siobhan M. Morton, 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 27th day of November, A. D., 1995

Notary Public.