

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

143 Main, P.O. Box 91
Montevallo, AL 35115-0091

205/665-5102
205/665-5076

Send Tax Notice to: J. L. Moore and
(Name) Mae Bradley Moore

(Address) 11640 Old Hwy. 280
Sterrett, AL 35147

MINIMUM VALUE: \$1,000.00

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 Dollar, (\$1.00) and other good and valuable consideration DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

J. L. Moore and wife, Mae Bradley Moore
(herein referred to as grantors) do grant, bargain, sell and convey unto

J. L. Moore and wife, Mae Bradley Moore
(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY County, Alabama to-wit:

SEE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HERewith, AS
THOUGH FULLY SET OUT HEREIN.

Inst # 1995-35993

12/15/1995-35993
11:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

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 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 13th day of December, 19 95.

WITNESS

(Seal)

(Seal)

(Seal)

J. L. Moore (Seal)
J. L. Moore
Mae Bradley Moore (Seal)
Mae Bradley Moore (Seal)

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 J. L. Moore and wife, Mae Bradley 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of December A.D., 19 95

My Commission Expires 9/98

Notary Public

Inst # 1995-35993

EXHIBIT "A"

PARCEL NO. 2

Commencing at the Northeast Corner of Section 28, Township 19 South, Range 1 West Shelby County, Alabama, thence South 89 degrees 58 minutes 09 seconds West a distance of 3738.02 feet; thence South 0 degrees 01 minutes 51 seconds East a distance of 1058.49 feet; thence South 32 degrees 01 minutes 29 seconds West a distance of 601.06 feet; thence South 41 degrees 51 minutes 29 seconds West a distance of 164.86 feet; thence South 41 degrees 50 minutes 03 seconds West a distance of 46.27 feet; thence North 53 degrees 48 minutes 19 seconds West a distance of 40.03 feet; thence South 42 degrees 37 minutes 24 seconds West a distance of 541.31 feet; thence South 21 degrees 50 minutes 03 seconds East a distance of 108.09 feet; thence South 75 degrees 56 minutes 34 seconds East a distance of 112.33 feet; thence South 73 degrees 58 minutes 22 seconds East a distance of 26.57 feet to the POINT OF BEGINNING; thence North 34 degrees 25 minutes 47 seconds East a distance of 113.23 feet; thence North 50 degrees 24 minutes 54 seconds East a distance of 404.50 feet; thence North 73 degrees 47 minutes 47 seconds East a distance of 102.24 feet; thence South 29 degrees 03 minutes 46 seconds East a distance of 161.72 feet to the North right of way line of the CSX Railroad and the point of curvature of a tangent curve concave to the Southeast having a radius of 1628.89 feet a central angle of 3 degrees 45 minutes 13 seconds and a chord of 106.69 feet bearing South 56 degrees 57 minutes 54 seconds West; thence Southwest along said curve a distance of 106.71 feet; thence South 56 degrees 04 minutes 28 seconds West along said railroad right of way line for a distance of 272.01 feet to the point of curvature of a tangent curve concave to the Northwest having a radius of 2720.98 feet a central angle of 2 degrees 36 minutes 09 seconds and a chord of 123.58 feet bearing South 57 degrees 22 minutes 25 seconds West; thence Southwest along said curve a distance of 123.59 feet to the intersection of said railroad right of way line and the northeasterly right of way line of Shelby County Road No. 280; thence North 73 degrees 58 minutes 22 seconds West along said Shelby County Road Northeasterly right of way line for a distance of 138.66 feet to the POINT OF BEGINNING, said described tract containing 2.14 acres, more or less, AS PER THE SURVEY OF LARRY W. CARVER, 320 HWY. 437, STERRETT, ALABAMA 35147, ALABAMA REGISTRATION NUMBER 15454, DATED NOVEMBER 20, 1995.

Dated: Dec. 13, 1995

J. L. Moore
J. L. Moore
Mae Bradley Moore
Mae Bradley Moore

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