

SEND TAX NOTICE TO:

(Name) Johnny C. Moore and Dorothy J. Moore

(Address) 455 Pineview Rd Montevallo, AL 35115

This instrument was prepared by

(Name) MITCHELL A. SPEARS, ATTORNEY AT LAW P.O. Box 119

(Address) Montevallo AL 35115

Form TITLE 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FIFTEEN THOUSAND and 00/100-----(\$15,000.00)-----DOLLARS

to the undersigned grantor, Merchants & Planters Bank a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Johnny C. Moore and wife, Dorothy J. Moore

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

Lot 2, according to the Survey of Shoal Creek Highlands, First Sector, as recorded in Map Book 13 page 39 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO:

Property taxes for 1996 and subsequent years.

Mineral and mining rights are not ensured.

Public easements as shown by recorded plat, including 20 foot along the Southerly side of lot.

Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 339 page 410 in Probate Office.

Agreement with Alabama Power Company as to underground cables recorded in Real 210 page 425 and covenants pertaining thereto recorded in Real 210 page 424 in Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 321 page 993; Deed Book 322 page 6 and Misc. Book 36 page 61 in Probate Office. Inst # 1996-20158

06/21/1996-20158 11:03 AM CERTIFIED SHELBY COUNTY JUDGE OF PROBATE 001 NC 2.50

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, J. P. Kelly who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14th day of JUNE 1996

ATTEST:

MERCHANTS & PLANTERS BANK

By J.P. Kelly, Its President

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned authority State, hereby certify that J. P. Kelly whose name as a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 14th day of JUNE 1996 [Signature] Notary Public

Inst # 1996-20158