

This Form Provided By
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) Derek Whitfield

(Address) P.O. 209
Vandiver Ala 35176

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

P.O. Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-5 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 Thirteen Thousand and no/100----- DOLLARS

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

Jack Wayne Moore and wife, Connie Moore

(herein referred to as grantors) do grant, bargain, sell and convey unto

Derek Whitfield and Tammy Whitfield

(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 ATTACHED SHEET FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

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

Inst # 1996-21357

07/02/1996-21357
02:58 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NCB 26.50

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, WE have hereunto set OUR hand(s) and seal(s), this

day of July, 1996.

WITNESS:

(Seal)

Jack Wayne Moore

(Seal)

Connie Moore

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority

hereby certify that Jack Wayne Moore

whose name is signed to the foregoing conveyance, and who

on this day, that, being informed of the contents of the conveyance

on the day the same bears date.

Given under my hand and official seal this

day of

July

A. D., 19

96.

SEE REVERSE SIDE FOR ADDITIONAL ACKNOWLEDGMENT.

Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Connie Moore, 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 28th day of June, 1996.

Aldo J. Lowery
Notary Public

My commission expires: 6/4/99

EXHIBIT "A"
LEGAL DESCRIPTION

A PARCEL OF LAND, IN THE EAST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SEC 4, TOWNSHIP 20 SOUTH, RANGE 1 WEST, BEING THE SAME LAND DESCRIBED AS LOT 4, BLOCK 1 OF GILBERT ESTATES, IN A DEED TO EDNA G. AND WILFORD A. MOORE RECORDED IN DEED BOOK 234 AT PAGE 685 OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A 1" SQUARE TUBING FOUND AT THE NW CORNER OF THE E 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION;

THENCE S 18°35' E, ALONG THE WEST LINE OF THE E 1/2 OF SAID 1/16 SECTION, A DISTANCE OF 39.52 FEET, TO A 1/2" PIPE FOUND AND THE POINT OF BEGINNING;

THENCE S 18°35" E, ALONG THE WEST LINE OF THE E 1/2 OF SAID 1/16 SECTION, A DISTANCE OF 25.00 FEET, TO A 1/2" PIPE;

THENCE S 27°34'38" E, A DISTANCE OF 607.86 FEET, TO A 3/4" BAR FOUND ON THE NE RIGHT-OF-WAY LINE OF COUNTY HIGHWAY NO. 39;

THENCE ALONG A CURVE IN SAID RIGHT-OF-WAY, CONCAVE TO THE NW AND HAVING A RADIUS OF 1405.80 FEET AND A CHORD BEARING OF N 37°08'14" E, AN ARC LENGTH OF 180.02 FEET, TO A 1/2" REBAR, SET WITH A CAP STAMPED "S. WHEELER RPLS 16165";

THENCE N 42°53'24" W, A DISTANCE OF 573.80 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 1.252 ACRES OF LAND.

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