

This instrument was prepared by:
Mary Lynn Campisi
3008 Pump House Road
Birmingham, AL 35243

Send Tax Notice To:
Viola Jean Moore
416 Rockport Lane
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
JEFFERSON COUNTY.)

That in consideration of TWO HUNDRED SIXTY FOUR THOUSAND AND NO/100 (\$264,000.00) DOLLARS to the undersigned Grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, we,

THOMAS R. YOUNG and wife, JANET W. YOUNG

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

VIOLA JEAN MOORE

(herein referred to as GRANTEE) in fee simple, the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 17, according to the Survey of Cobblestone Square, a residential subdivision of Inverness, as recorded in Map Book 16, page 153, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:


1. Ad valorem taxes for 1996 and subsequent years, said taxes being a lien but not due and payable until October 1, 1996.
2. 30 foot Building line on Rear and 10 foot Easement on Front, as shown on Map recorded in the Probate Office of Shelby County, Alabama.
3. 15 foot Easement on Rear, as shown on Map recorded in said Probate Office.
4. Restrictions or Covenants recorded in Instrument #1993-37599 and amended by Instrument #1993-2851 and Instrument #1993-27600, in said Probate Office.
5. Right of Way granted to Alabama Power Company by instrument recorded in Instrument #1993-24586, in said Probate Office.
6. Release of Damages as recorded in Instrument #1994-09020, in said Probate Office.

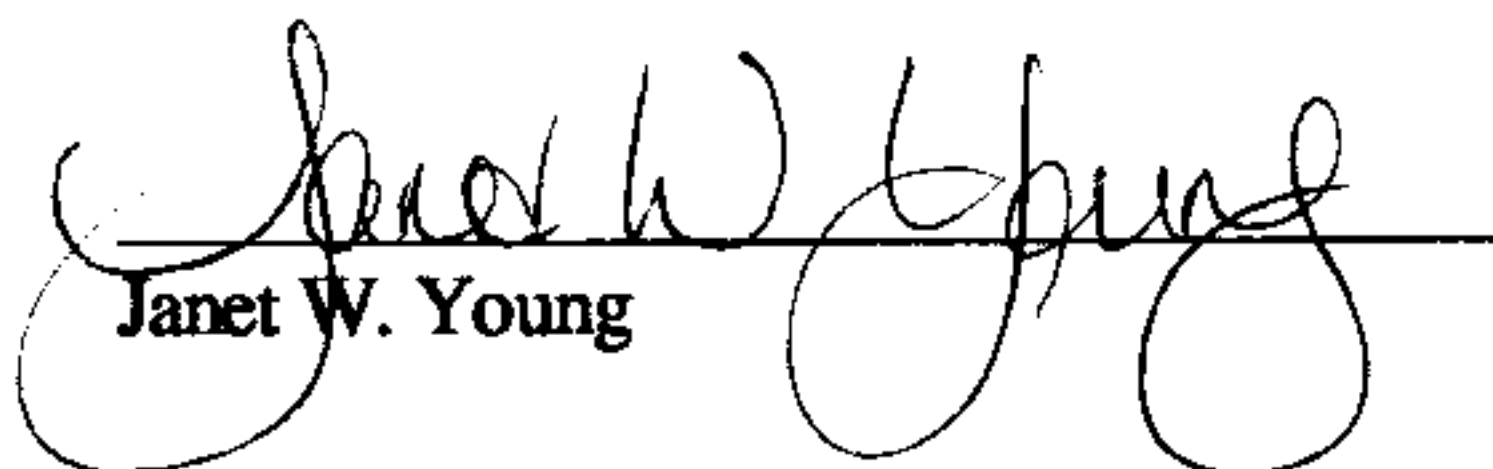
09/04/1996-29049
11:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 275.00

Inst # 1996-29049

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 3rd day of August, 1996.


Thomas R. Young


Janet W. Young

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas R. Young and wife, Janet W. Young, 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 3rd day of September, 1996.


Notary Public
My Commission Expires: 06/16/99

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