

This instrument was prepared by
Mitchell A. Spears
ATTORNEY AT LAW
143 Main, P.O. Box 91 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Sheror Caton Moore
(Name)
(Address) 3100 Highway 17
Montevallo, AL 35115
MINIMUM VALUE: \$500.00

WARRANTY DEED

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

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, MARY FRANCES CATON BOYER and husband, CLINTON DEWITT BOYER (by and through his Attorney-in-Fact, Obie R. Moore)
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
SHEROR CATON MOORE

(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

Lot No. 7 in Block No. 2, fronting 105 feet on Meadow Lane, in the J. G. Lacey Subdivision in the North half of the Southwest Quarter of the Northwest Quarter and all that part of the North half of the Southeast Quarter of the Northwest Quarter lying West of Buck Creek, all in Section 2, Township 21, South, Range 3 West, as shown by map recorded in Map Book 3, on page 113 in the Office of the Judge of Probate of Shelby County, Alabama. Subject to the restrictions enumerated on Map recorded in Map Book 3, on page 113, in the Office of the Judge of Probate, Shelby County, Alabama.

MARY FRANCES CATON IS THE SURVIVING GRANTEE, PURSUANT TO THAT CERTAIN DEED RECORDED AT REAL BOOK 177, PAGE 437, IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA; THE OTHER GRANTEE, PETE J. CATON, HAVING PREDECEASED MARY FRANCES CATON ON OR ABOUT THE 29TH DAY OF SEPTEMBER, 1991.

CLINTON DEWITT BOYER, A LIVING PERSON WHO HAS NOT REVOKED, OR OTHERWISE DENOUNCED THE DURABLE POWER OF ATTORNEY GRANTED TO OBIE R. MOORE ON JUNE 21, 1994, SAME BEING ATTACHED HERETO AS EXHIBIT "A", EXECUTES THIS DEED, BY AND THROUGH OBIE R. MOORE, AS HIS ATTORNEY-IN-FACT.

10/02/1996-32497
08:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 HCB 17.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 24th day of September, 1996

(Seal)

(Seal)

(Seal)

Mary Frances Caton Boyer
Mary Frances Caton Boyer
Obie R. Moore
Clinton Dewitt Boyer, by and through
Obie R. Moore, his Attorney-In-Fact

STATE OF ALABAMA
SHELBY

County }

General Acknowledgment

I, the undersigned authority
in said State, hereby certify that Mary Frances Caton Boyer

a Notary Public in and for said County.

whose name(s) 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 24th day of September, 1996

My Commission Expires: 9/97

Notary Public

Inst # 1996-32497

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT IN REPRESENTATIVE CAPACITY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **OBIE R. MOORE, whose name as ATTORNEY-IN-FACT FOR CLINTON DEWITT BOYER**, are 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, in his capacity as such Attorney-in-Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 24th day of September, 1996.

L. Michelle K. Damp
Notary Public
My Commission Expires: 5-17-99

EXHIBIT "A"

STATE OF ALABAMA)
COUNTY OF SHELBY)

DURABLE POWER OF ATTORNEY

I, CLINTON DEWITT BOYER, hereinafter designated as "Principal", of Shelby County, Alabama, do hereby constitute and appoint, OBIE R. MOORE, hereinafter designated as "Attorney in Fact", of Shelby County, Alabama, as my true and lawful Attorney in Fact in and for the State of Alabama, and all other Counties and States, including foreign countries, wherein the need may arise, for the following purposes:

To sign his name as surety to, and to execute, seal and acknowledge any and all bonds, mortgages, instruments and other documents, including the execution of deeds or other documents for the purpose of transferring or conveying any right, title or interests which I may own in and to real estate located within Shelby County, Alabama, or in any other County or State, within the United States of America; and to do and perform any and all other acts which may accrue to my interest, within the discretion of said Attorney in Fact.

This instrument shall be construed as a complete and Durable Power of Attorney, and shall vest in said Attorney in Fact full power and authority to do, conduct and perform all personal and business matters of whatever nature, which I have the power and authority to do, conduct and perform for myself, without any limitations whatsoever. The herein designated Attorney in Fact shall have the authority to act in the performance or undertaking of any of the above designated duties or tasks.

The above designated Principal hereby specifically confers upon said Attorney in Fact the authority to execute any and all notes, mortgages, waivers, disclosures, assignments, assumptions, or any and all other documents for which the need may arise on behalf of me, the Principal herein, and for my benefit, to any other party or entity which he, in his sole discretion, may deem advisable and appropriate.

This Durable Power of Attorney shall not be affected by the disability, incompetency or legal incapacity of the Principal; and all acts done by said Attorney in Fact pursuant to the powers granted herein during any period of disability, incompetency or incapacity of said Principal shall have the same effect and inure the benefit of, and bind me and my successors in interest as if I were competent, not disabled and not incapacitated.

If, following execution of this Durable Power of Attorney, a Court of my domicile appoints a guardian, curator or other fiduciary charged with the management of the subject realty, or any portion thereof, said Attorney in Fact shall be accountable to the said fiduciary, as well as the Principal. Said fiduciary shall have the same power to revoke or amend the Power of Attorney that I, as Principal, would have had if I were not disabled, incompetent or incapacitated.

I hereby nominate the herein named Attorney in Fact to serve as my guardian, conservator or other fiduciary in the event that any Court of competent jurisdiction has occasion to make such appointment at some future date.

Clinton Dewitt Boyer
CLINTON DEWITT BOYER

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that CLINTON DEWITT BOYER, whose name is signed to the foregoing Durable Power of Attorney, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this document, said Principal executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of June, 1994.

Richard A. Spears
Notary Public
My Commission Expires: 5/95

Prepared By:
MITCHELL A. SPEARS
ATTORNEY AT LAW
P. O. BOX 119
MONTEVALLO, ALABAMA 35115
(205) 665-5076

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