

STATE OF ALABAMA)
 :
SHELBY COUNTY)

Inst # 1997-06409

09/03/1997-06409
09:24 AM CERTIFIED
GENERAL WARRANT DEED 46.00
002 SNA

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations to the undersigned, **JAMES L. MOORE** and wife, **NANCY W. MOORE** (hereinafter referred to as the "Grantors"), in hand paid by **JAMES L. MOORE** and, **NANCY W. MOORE**, Trustees, or their successors in trust under the Moore Living Trust dated October 21, 1996 and any amendments thereto, (hereinafter collectively referred to as the "Grantees"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantees all of its right, title, and interest in and to that certain real estate situated in Shelby County, Alabama, (the "Property"):

Lot 27, according to Walter's Cove, First Sector, as shown by subdivision map recorded in Map Book 5, Page 22, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

Subject to:

1. Taxes for 1989 and subsequent years. 1989 taxes are a lien but not due and payable until October 1, 1989.
2. Restrictive covenants and conditions dated May 22, 1967 and recorded in Deed Book 248, Page 750, in Probate Office of Shelby County, Alabama.
3. 60-foot building set back line from Ray Drive as shown on recorded map of subdivision.
4. Rights acquired by Alabama Power Company by instrument recorded in Deed Book 238, Page 512, in said Probate Office.
5. Subject to the flooding rights of Alabama Power, if any.

TO HAVE AND TO HOLD unto the said GRANTEES, in fee simple forever, and to the successors of such forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the successors of the Grantees, that the Grantors is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, and administrators of the Grantors shall warrant

and defend the said premises of the Grantees and the heirs and assigns of the Grantees forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereto set its hand and seal on this the 21 day of February, 1997.

James L. Moore

James L. Moore

Nancy W. Moore

Nancy W. Moore

STATE OF ALABAMA)

JEFFERSON COUNTY)

Inst # 1997-06409

03/03/1997-06409
09:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
46.00
002 SMA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James L. Moore and Nancy W. Moore, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 21st day of Feb., 1997.

Virgian Delaul

NOTARY PUBLIC

My Commission Expires: May 5, 1998

This Instrument Prepared By:

William M. Keever
100 RiverPoint Corporate Center
Suite 205
Birmingham, Alabama 35243

Return Recorded Deed To:

James L. and Nancy W. Moore
1820 Deo Dara Drive
Hoover, AL 35226

m:\clients\deeds\Moore1.war