

**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) Rainer G. Moeller

(Address) 103 Linda Lane  
Montevallo Ala 35115

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-S 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 SIXTY NINE THOUSAND AND NO/100-----DOLLARS

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

ROBERT S. THOMPSON, JR. a single man,

MARY L. THOMPSON, a single woman,

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

RAINER G. MOELLER and wife, NANCY M. MOELLER,

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

Shelby

County, Alabama to-wit:

Lot 4, as shown by map or plat of SUNNYDALE ESTATES, First and Second Sectors, dated June 21, 1978, and recorded in Map Book 7, at Page 75 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to taxes for 1997 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$61,500.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 1997-14702

05/12/1997-14702  
11:52 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCU 18.50

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 9th day of May, 19 97

WITNESS:

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

STATE OF ALABAMA  
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert S. Thompson, Jr. 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of May, A.D. 19 97

SEE REVERSE SIDE FOR ADDITIONAL  
ACKNOWLEDGEMENT

My Commission Expires: 10/16/2000

Notary Public

Inst # 1997-14702

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Mary L. Thompson, 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 9th day of May, 1997.

  
Notary Public

My commission expires: 10/16/2000

Inst # 1997-14702

05/12/1997-14702  
11:52 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 18.50