

This instrument was prepared by:
(Name) Joseph E. Walden
(Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:
(Name) ✓ Andrew B. Moore
(Address) 125 Ivy Way
Columbiana, AL 35051

Inst # 1997-14919

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eight Thousand and No/100s (\$8,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Gene G. Duffey & Jean L. Duffey as Administrators of the Estate of Robert W. Lankford

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

Andrew B. Moore and wife, Diane M. Moore

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

Commencing at an iron stake at the intersection of McGowan Ferry public road and the Columbiana-Vincent paved highway, being highway no. 25, as located in 1924 and described in deed recorded in Deed Book 73, page 396 in the Probate Office of Shelby County, Alabama, and run East along the Northern boundary line of the McGowan Ferry Road as the same was located in 1924, for a distance of 103 1/3 years to a beginning point; run thence North from said beginning point 190 feet; thence East 100 feet to the Northwest corner of the Herbert Sims lot; thence along the Westerly line of the Herbert Sims lot 190 feet; thence West 100 feet to the point of beginning. The above described property is located in the N1/2 of the NW1/4 of Section 6, Township 21, Range 2 East.

Subject to easements, restrictions and rights of way of record. Subject to applicable zoning and subdivision regulations, if any.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

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 is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s), this 13th day of September, 1994.

WITNESS

(Seal)

Gene G. Duffey (Seal)
Gene G. Duffey, as Co-Administrator of the Estate of Robert W. Lankford

(Seal)

Jean Duffey (Seal)
Jean Duffey, as Co-Administrator of the Estate of Robert W. Lankford

STATE OF ALABAMA
SHELBY COUNTY

I, Joseph E. Walden, a Notary Public in and for said County, in said State, hereby certify that Gene G. Duffey and Jean Duffey, as Co-Administrators of the Estate of Robert W. Lankford whose name 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 13th day of September, 1994.

My Commission Expires:

Joseph E. Walden
Notary Public

MY COMMISSION EXPIRES JUNE 27, 1998

05/13/1997-14919
10:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 16.50