



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 928-8020

SEND TAX NOTICE TO: Amy C. Garner 125 Lake Lane Alabaster, Alabama 35007

(Name) Martin, Drummond & Woosley, P.C. 2204 Lakeshore Drive Suite 130 (Address) Birmingham, Alabama 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA Shelby COUNTY KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Fifty Thousand Dollars and no/100*****DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, William Oliver Moore, an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto Amy C. Garner and Kenneth Garner

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

A part of the NW 1/4 of NE 1/4 of Section 36, Township 20 South, Range 3 West, described as follows: Commence at the SW corner of said 1/4-1/4 and run North along West Boundary for 332.8 feet to point of beginning of land herein described; thence continue North along West boundary for said 1/4-1/4 a distance of 96.71 feet; thence turn an angle of 90 deg. 41 min. 27 sec. to the right and run 100 feet; thence turn an angle of 89 deg. 13 min. 17 sec. to right and run 96.96 feet; thence turn an angle of 90 deg. 55 min. 21 sec. right and run 100.15 feet to point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted. \$ 40,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith. Subject to existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

08/04/1997-24340 10:01 AM CERTIFIED SHELBY COUNTY JUDGE OF PROBATE

William Oliver Moore is the surviving grantee of deed recorded in Deed Book 357, Page 890, in the Probate Office of Shelby County, Alabama, the other grantee, Mable Barnett Moore having died on or about Feb. 21, 1994.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, I have hereunto set my hand(s) and seal(s), this 29th day of July 19 97

WITNESS:

(Seal) William Oliver Moore (Seal) By: Alice Fay Smith (Seal) His Attorney In Fact (Seal)

SEE OVER FOR ACKNOWLEDGEMENT

STATE OF ALABAMA

General Acknowledgment

COUNTY

I, a Notary Public in and for said County, in said State, hereby certify that whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this day of A D, 19

Notary Public

Inst # 1997-24340

State of Alabama
County of Greene

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Alice Faye Smith, whose name as Attorney in Fact for William Oliver Moore, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal of office this 29th day of July, 1997.

My Commission Expires: 12/15/99

Charles H. McQuarrie
Notary Public

Inst # 1997-24340

08/04/1997-24340
10:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 21.00

Return to:

TO

WARRANTY DEED

JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$

Deed Tax \$

This form furnished by



JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-6020