

SEND TAX NOTICE TO:

(Name) **Randall L. Snider and Sharon L. Snider**
(Address) **595 Highway 333**
Columbiana, AL 35051

Inst # 1997-29734

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Two Hundred thousand and no/100 Dollars (\$200,000.00)** in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, **Richard N. Moore**, an unmarried man, (herein referred to as grantor) do grant, bargain, sell and convey unto **Randall L. Snider and wife, Sharon L. Snider** (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 tract located in the SE 1/4 of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows:

Begin at the SW corner of the SW 1/4 of the SE 1/4 of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama; thence Northerly along the West line of said 1/4 1/4 Section for 1344.16 feet to the NW corner of said SW 1/4 of SE 1/4; thence turn right 87 deg. 17 min. 57 sec. Easterly along the North line of said 1/4 1/4 for 677.31 feet; thence turn left 89 deg. 13 min. 42 sec. Northerly for 1334.60 feet to a point on the North line of the NW 1/4 of the SE 1/4 of said Section 15; thence turn right 89 deg. 58 min. 15 sec. Easterly along said North 1/4 1/4 line for 706.38 feet to the NE corner of said NW 1/4 of SE 1/4; thence turn right 91 deg. 17 min. 17 sec. Southerly along the East line of said 1/4 1/4 Section for 906.16 feet; thence turn left 92 deg. 02 min. 20 sec. Easterly for 243.54 feet to a point in Shelby County Road # 333 (Old Wilsonville-Pelham Road); thence turn right 131 deg. 19 min. 13 sec. Southwesterly along said road for 144.38 feet; thence turn right 48 deg. 40 min. 47 sec. Westerly for 152.05 feet; thence turn left 87 deg. 57 min. 40 sec. Southerly for 102.79 feet; thence turn right 87 deg. 58 min. 10 sec. Westerly for 208.71 feet; thence turn left 87 deg. 58 min. 10 sec. Southerly for 208.71 feet; thence turn right 87 deg. 58 min. 10 sec. Westerly for 259.89 feet; thence turn left 87 deg. 37 min. 56 sec. Southerly for 208.71 feet; thence turn right 87 deg. 37 min. 56 sec. Westerly for 208.71 feet; thence turn left 87 deg. 37 min. 56 sec. Southerly for 1126.43 feet to a point on the South line of the SW 1/4 of the SE 1/4 of Section 15, Township 20 South, Range 1 West; thence turn right 86 deg. 54 min. 27 sec. Westerly along said South line for 685.54 feet to the point of beginning; being situated in Shelby County, Alabama.

According to August, 1997 survey of Olden G. Webb, III, L.S. Reg. No. 11847.

SUBJECT TO:

- (1) Any prior reservation or conveyance of minerals or mining rights, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property.
- (2) General and special taxes or assessments for 1997 and subsequent years not yet due and payable.
- (3) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 258, page 935 in Probate Office.
- (4) Right of way granted to Shelby County by instrument recorded in Deed Book 249, page 501 in Probate Office.
- (5) Easements to Alabama Power Company as shown by instrument recorded in Real 236, page 992; Real 236, page 989, Real 236, page 995; Real 255, page 768, and Real 236, page 986, in Probate Office.
- (6) Rights of others for ingress and egress as set out in Inst. # 1995-27898 in Probate Office.
- (7) Any loss, damage, cost, expense, and attorney's fee occasioned by the fact that access to and from a part of the property herein is limited to a prescriptive roadway as set out in affidavits of Willie E. Davis and W. L. Cox, as to the SW 1/4 of SE 1/4 of said Section 15.
- (8) Any loss and/or claim which may result from the fact that a mobile home rests on the subject property and that it is not presently attached to the land or that it might at some later time be severed from the land.
- (9) Mortgage to First National Bank of Shelby County in the amount of \$180,000.00, and executed simultaneously herewith.

09/16/1997-29734
10:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 WJ 32.00

FIRST NATIONAL BANK OF COLUMBIANA
POST OFFICE BOX 977
COLUMBIANA, ALABAMA 35051

(10) Second mortgage executed to Richard N. Moore in the amount of \$180,000.00, and executed simultaneously herewith. The purpose of this second mortgage is to provide for security and reimbursement for payment of the first mortgage and note. Grantor shall execute partial release and satisfaction of mortgage upon prorata payment by grantee of outstanding balance owed, provided First National Bank of Shelby County likewise grants partial release and satisfaction to mortgagee in regard to its First Mortgage.

(11) Uniform Commercial Code Financing Statement recorded in UCC No. 1997-24353 in Probate Office of Shelby County, Alabama, by and between First National Bank of Shelby County and Richard N. Moore securing the amount of \$25,000.00. plus cost for Mobile Home.

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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 or our hands and seals, this 15 day of Sept., 1997.

Richard N. Moore (SEAL)
Richard N. Moore

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Richard N. Moore**, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of Sept., 1997.

Ann B. Brasher (SEAL)
Notary Public

Inst # 1997-29734

09/16/1997-29734
10:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 32.00