

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of \$25,000.00 paid by Ruby Biddle, a married woman but not joined herein by spouse, to James G. Moreland, Jr., a married man but not joined by spouse, Barbara Gail Bagby, a married woman but not joined by spouse, and Gay Nell Tucker, a married woman not joined herein by spouse, hereinafter called "Grantors"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Ruby Biddle, (hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying and being situated in SHELBY County, Alabama, to-wit:

Lot 5, Block 2, according to the Map of Lands of G.A. Nabors in Section 8, Township 24 North, Range 15 East, as recorded in Map Book 3 page 33 in the Probate Office of Shelby County, Alabama, said lot fronting 75 feet, more or less, on the Northwest side of Church Street, and running back to a depth of 250 feet, more or less. Being situated in Shelby County, Alabama.

Address of the Property: 444 Church Street
Wilton, AL 35187

Described property is not currently the homestead of the Grantors, nor is it intended to become the homestead of the Grantee.

Grantors are the sole surviving heirs of James G. Moreland, Sr., who deceased on February 13, 1988 (intestate), and Mary Evelyn Moreland, who deceased on July 16, 1994 (intestate), Affidavits as to Heirs being recorded simultaneously herewith.

Subject to taxes for the year 1998 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$ 38,500.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 6th day of MAY, 1998.

James G. Moreland Jr.
Grantor

Barbara Gail Bagby
Grantor by James G. Moreland Jr.
her Attorney in fact

Gaynell Tucker
Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Kevin K. Hays, a Notary Public in and for said County, in said State, hereby certify that James G. Moreland, Jr., Barbara Gail Bagby (by James G. Moreland, Jr., her attorney in fact), and Gay Nell Tucker, whose names 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.

Given under my hand and official seal this 6th day of MAY, 1998.

Kevin K. Hays
Notary Public
Commission Expires: 11/15/00

THIS INSTRUMENT PREPARED BY:
Kevin K. Hays, P.C.
200 Canyon Park Drive
Pelham, Alabama 35124

SEND TAX NOTICES TO:
Ruby Biddle
3318 Morgan Road Southeast
Bessemer, AL 35023

Inst # 1998-16955

11/15/1998-16955
11:51 AM CERTIFIED
SHELBY COUNTY JUDGE IF NEEDED
9.50
001 MEL