

Inst # 1998-49675

12/14/1998-49675
10:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 CBN 27.00
WARRANTY DEED

This Instrument Was Prepared By: --- Send Tax Notice To:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Willard Mallory Thompson
3008 Longleaf Lane
Helena, AL 35080

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED TWENTY THOUSAND AND NO/100 Dollars.....
(\$ 120,000.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which
is hereby acknowledged, **C. WAYNE MOORE AND WIFE DORIS MOORE**, (herein referred to as
Grantor) do grant, bargain, sell and convey unto Willard Mallory Thompson and Tina A. Thompson
(herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real
estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 12, according to the Survey of Royal Pines, as recorded in Map Book 11, Page 51,
in the Probate Office of Shelby County, Alabama.



Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$ 104,000.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

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 we do for ourselves and for our heirs, executors, and administrators covenant with said
Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they
are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and
convey the same as aforesaid; that we 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, We have hereunto set our hands and seal, this 4th day of
December, 1998.


C. WAYNE MOORE

DORIS MOORE

STATE OF ALABAMA)

COUNTY OF *Jefferson*)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **C. WAYNE MOORE, HUSBAND OF DORIS MOORE**, 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 the *7th* day of December, 1998.

Virginia Johnson
Notary Public

My Commission Expires: *My Commission Expires*
10-08-2001

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **DORIS MOORE, WIFE OF C. WAYNE MOORE**, 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 the 4th day of December, 1998.

Quart Hood
Notary Public

My Commission Expires: 11/01/2000

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