

(Name) Edward Humphries
3653 Shandwick Place
Address: Birmingham, Al. 35242

This instrument was prepared by

(Name) Jones & Waldrop
1025 Montgomery Highway
(Address) Birmingham, Al. 35216

Form 115 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

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

That in consideration of Three hundred sixty-five thousand and no/100 (\$365,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we
John James Moser and his wife Tracy Moser

(herein referred to as grantors) do grant, bargain, sell and convey unto
Edward Humphries and Theresa Humphries

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

Lot 64, according to the Survey of Greystone, 1st Sector, Phase II, as recorded in Map Book 15, Pages 58, 59, 60 and 61, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.
Subject to: All easements, restrictions and rights of way of record.
\$285,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Inst # 1999-10903
03/15/1999-10903
01:33 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 00N 06.30

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 (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 stated 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, we have hereunto set our hands and seals this 11 day of March, 19 99

WITNESS:

(Seal) John James Moser (Seal)

(Seal) Tracy Moser (Seal)

(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned _____ a Notary Public in and for said County, in said State hereby certify that John James Moser and his wife Tracy Moser 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 have executed the same voluntarily on the day the same bears date

Given under my hand and official seal this 11 day of March, A D 19 99
Jesse C. J.