

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
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(205) 988-5600
FAX 988-5905

This instrument was prepared by:

(Name) Pelham Law Office
(Address) 3150 Hwy 52 West
Pelham, AL 35124

Send Tax Notice to:

(Name) Todd J. Moore
(Address) 477 Heatherwood Drive
Birmingham, AL 35242

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Fifty-Nine Thousand Nine Hundred 00/100 (\$259,900.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,

David A. Nuttall and wife, Mary A. Nuttall, married
(herein referred to as grantors), do grant, bargain, sell and convey unto

Todd J. Moore and wife, Jeanette H. Moore, married

(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 21, according to the Survey of Heatherwood, 4th Sector, as recorded in Map Book 9,
Page 161, 162, and 163, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

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

\$217,000.00 of the purchase price recited above was paid from mortgage loan closed
simultaneously herewith.

Inst # 1999-19728

05/11/1999-19728
09:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HNS 51.50

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 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 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 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 4th
day of May, 19 99.

WITNESS

(Seal)

(Seal)

(Seal)

David A Nuttall (Seal)
DAVID A. NUTTALL
Mary A. Nuttall (Seal)
MARY A. NUTTALL (Seal)

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that David A. Nuttall and wife, Mary A. Nuttall, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 4th day of May

2-25-2001

My Commission Expires:

[Signature]
Notary Public