

This Document prepared by:  
John R. Holliman  
2491 PELHAM PARKWAY  
PELHAM, AL 35124

✓ Send Tax Notice to:  
James H. Moore  
245 Wilberness Ln  
Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of \$8500.00 dollars to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, Janice Carroll, a single woman (herein referred to as grantor(s)) do grant, bargain and sell and convey unto James H. Moore and Darthy M. Moore (herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to wit:

See attached legal description on Exhibit A which is hereby incorporated by reference as though fully set out herein.

SUBJECT TO: (1) Taxes for the year 1999 and subsequent years. (2) Easements, restrictions, reservations, rights of way, limitations, covenants, and conditions of record, if any.

No title search was performed. This deed was prepared with information provided by the grantors/grantees and relied upon by John R. Holliman.

TO HAVE AND TO HOLD, unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns and 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 (ours) 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 noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (ours) 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.

Given under my hand and seal on this the 21<sup>st</sup> day of May, 1999.

Janice Carroll  
Janice Carroll

STATE OF Alabama )  
SHELBY COUNTY )

I, a Notary Public in and for said County, in said State, hereby certify that Janice Carroll, a single woman 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, they, executed the same voluntarily.

Given under my hand and official seal this the 21<sup>st</sup> day of May, 1999.

Robert P. Carter  
NOTARY PUBLIC

Inst # 1999-21926

My commission expires:

05/25/1999-21926  
02:05 PM CERTIFIED

MY COMMISSION EXPIRES FEB. 21, 2002

SHELBY COUNTY JUDGE OF PROBATE

002 MMS 19.50

Exhibit "A"

Commence at the Northeast corner of the SE 1/4 of the NE 1/4 of Section 15, Township 21 South, Range 3 West thence run West along the North line of said 1/4 - 1/4 section a distance of 24.28 feet; thence turn an angle of 90 degrees, 48 minutes, 01 seconds to the left and run a distance of 275.03 feet to the point of beginning; thence continue in the same direction a distance of 138.79 feet, thence turn an angle of 87 degrees, 36 minutes, 56 seconds to the right and run a distance of 184.39 feet; thence turn an angle of 63 degrees, 00 minutes, 05 seconds to the right and run a distance of 172.40 feet; thence turn an angle of 120 degrees, 11 minutes, 00 seconds to the right and run a distance of 268.85 feet to the point of beginning. Situated in the SE 1/4 of the NE 1/4, Section 15, Township 21 South, Range 3 West, Shelby County, Alabama.

Inst # 1999-21926

05/25/1999-21926  
02:05 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MMS. 19.50