

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
NANCY M. MOORE

4525 Lake Valley Drive
Hoover, AL 35244

Inst # 1999-24256

STATE OF ALABAMA}
SHELBY COUNTY}

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED FIFTY-THREE THOUSAND AND 00/100 Dollars (\$153,000.00)** to the undersigned grantor or grantors, **STUART N. BANKS and wife MELANIE C. BANKS**, (herein referred to as Grantors, whether one or more), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTORS do grant, bargain, sell, and convey unto **NANCY M. MOORE** (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in **SHELBY County, Alabama**:

Lot 30, according to the amended map of The Cottages at Southlake, recorded in Map Book 16, Page 139, in the Probate Office of Shelby County, Alabama; together with an undivided 1/30th interest each in and to the "common area" as designated on the said record map.

Subject to:

Ad valorem taxes for 1999 and subsequent years not yet due and payable until October 1, 1999. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$80,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE his, her or their heirs and assigns, forever..

And I/we do for myself/ourselves, and for my/our heirs, executors and administrators, covenant with said GRANTEE 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, and that I/we will and my/our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 27th day of May, 1999.


STUART N. BANKS


MELANIE C. BANKS

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **STUART N. BANKS and MELANIE C. BANKS**, 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 on the day the same bears date.

Given under my hand and official seal, this the 27th day of May, 1999.


Notary Public

My Commission Expires: **6/10/2003**

06/10/1999-24256
07:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 81.50

CLAYTON T. SWEENEY, ATTORNEY AT LAW