

This instrument was prepared by

Send Tax Notice to Elaine Y. Todd
name

(Name) Martin, Rawson & Woosley, P.C.

3088 Riverwood Terrace

(Address) 2204 Lakeshore Drive, Suite 130
Birmingham, Alabama 35209

Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY

That in consideration of NINETY-FOUR THOUSAND FIVE HUNDRED DOLLARS AND NO/100***** DOLLARS

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

Ray Jemison Moore, III, unmarried
(herein referred to as grantors) do grant, bargain, sell and convey unto

Elaine Y. Todd and John G. Todd
(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 C, in Block 12, according to a Resurvey of Lots A, B, C, D, Block 12, Riverwood, 7th Sector as recorded in Map Book 10, page 81, in the Probate Office of Shelby County, Alabama, together with an undivided 21/106 interest in the common area set forth in Declaration, recorded in Misc. Book 39, page 880.

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

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

Inst # 1999-26898

06/28/1999-26898
11:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 106 9.50

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 grantors herein) in the event one grantor 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 grantors 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 (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 (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, I have hereunto set my hand(s) and seal(s), this 23rd day of June, 1999.

WITNESS:

(Seal)

(Seal)

(Seal)

Ray Jemison Moore
Ray Jemison Moore, III
(Seal)
(Seal)
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ray Jemison Moore, III, unmarried 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 23rd day of June, A. D. 1999

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES OCT. 7, 2002

Notary Public