

This instrument was prepared by:
Shelly Moss
Galloway & Moss, L.L.C.
11 Oak Street
Birmingham, Alabama 35213

Send tax notice to:
Sharon Alford
2533 Singletree Circle
Birmingham, Alabama, 35242

WARRANTY DEED

Inst # 1999-36644

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of One Hundred Seventy-six Thousand and 00/100 Dollars (\$176,000.00) to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Mac Moffett and his wife Martha Ann Moffett

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Sharon Alford

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to wit:

Lot 34, according to the Survey of Wagon Trace, as recorded in Map Book 6, Page 140, in the Probate Office of Shelby County, Alabama.

\$176,000.00 of the proceeds come from a purchase money mortgage recorded simultaneously herewith.

- Subject to:
- (1) 1999 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way and encumbrances of record.

TO HAVE AND TO HOLD Unto Grantee, her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 30th day of August, 1999.

Mac Moffett (Seal) Martha Ann Moffett (Seal)
Mac Moffett Martha Ann Moffett
by her attorney-in-fact
Mac Moffett

STATE OF ALABAMA)

JEFFERSON COUNTY)

By her attorney in fact
Mac Moffett

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Mac Moffett 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 30th day of August, 1999.

Notary Public:

My Commission Expires: 11/5/01

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mac Moffett, whose name as attorney in fact for Martha Ann Moffett, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he in his capacity as such attorney in fact, executed the same voluntarily and with full authority, on the day the same bears date.

Given under my hand and official seal this 30th day of August, 1999.

Notary Public

My commission expires: 11/5/01