

This instrument was prepared by

Send Tax Notice To: Clarence Louis Moss, III
name
3705 Cumberland Trace
address
Birmingham, Alabama 35242

(Name) Coxley, Moncus & Ward, P.C.

(Address) 400 Shades Creek Pkwy., Ste 100
Birmingham, Alabama 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWO HUNDRED TEN THOUSAND AND NO/100-----
----- DOLLARS (\$210,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Walter W. Kopf and wife, Brenda J. Kopf

(herein referred to as grantors) do grant, bargain, sell and convey unto Clarence Louis Moss, III and wife, Renee Lee Moss

(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 17, according to the Survey of Meadow Brook, Second Sector - Second Phase,
as recorded in Map Book 7, Page 130, in the Probate Office of Shelby County,
Alabama.

Inst # 1999-43720

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SHELBY COUNTY JUDGE OF PROBATE

\$ 170,000.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith

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 grantor, 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 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 (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, we have hereunto set our hand(s) and seal(s), this 7th
day of October, 19 99.

(Seal)

(Seal)

(Seal)

Walter W. Kopf (Seal)
Walter W. Kopf
Brenda J. Kopf (Seal)
Brenda J. Kopf
Attorney at Law (Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, Claude M. Moncus, a Notary Public in and for said County, in said State, hereby certify that
Walter W. Kopf and wife, Brenda J. Kopf
whose name(s) 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 7th day of October, A.D., 1999

Claude M. Moncus

Notary Public

State of Alabama

County of Jefferson

I, the undersigned, a notary public in and for said County in said State, hereby certify that **Walter W. Kopf**, Agent/Attorney-in-Fact for **Brenda J. Kopf**, whose name is signed to the foregoing document, is known to me and acknowledged before me on this day that, being informed of the contents of the document, he, in his capacity as Agent/Attorney-in-Fact for **Brenda J. Kopf** pursuant to a Power of Attorney and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 7th day of October, 1999.


NOTARY PUBLIC

My Commission Expires: 12/28/99

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SHELBY COUNTY JUDGE OF PROBATE
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