

SEND TAX NOTICE TO:

(Name) Andrew B. Moore

(Address) _____

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-3 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA
Shelby

_____ COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Six Thousand and no/100----- DOLLARS

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

Elizabeth Weldon Bentley, a single woman

Inst # 1999-52362

(herein referred to as grantors) do grant, bargain, sell and convey unto

Andrew B. Moore and Diane Moore

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described

Shelby

County, Alabama to-wit:

12/29/1999-52362
01:04 PM
SHELBY COUNTY JUDGE OF PROBATE
001 RNS 74.50

That certain lot with the dwelling and other appurtenances thereon, situated in the Town of Wilsonville, in said State and County, and bounded and described as follows, to-wit: Commencing at the Northeast corner of the J.F. Pope dwelling lot (formerly sold to the said J.F. Pope by E.W. Williamson as administrator of the Estate of John E. Densler, deceased), and running thence North a distance of 122 feet to the Southeast corner of the Johnie May Black lot; thence West a distance of 167 feet; thence North 20 feet; thence West 118 1/2 feet; thence North 82 feet to a point on the Southern boundary line of the McGowen lot; thence West along the Southern boundary line of the said McGowen lot a distance of 61 feet to a corner; thence South a distance of 215 feet to the Southeast corner of the lot of J.R. Black (now the Hebb lot); thence East 346 1/2 feet, more or less, to the point of beginning.

Being a part of the SE 1/4 of the NE 1/4, Section 1, Township 21 South, Range 1 East, Shelby County, Alabama.

LESS AND EXCEPT that portion previously conveyed to Charles Lamar Vick by deed recorded in Real Record 360, Page 173, in Probate Office.

Subject to taxes for 2000 and subsequent years, easements, restrictions, rights of way and permits of record.

Elizabeth Weldon Bentley is the surviving grantee in that certain deed recorded in Instrument #1997-18546 in the Probate Office of Shelby County, Alabama; the other grantee Mary John Weldon, having died on or about the 22nd day of November, 1998.

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 grantees herein) in the event one grantee herein survives the other, the entire interest in the simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantee 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, I _____ have hereunto set my _____ hand(s) and seal(s), this _____ day of December, 1999

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

_____ COUNTY }

I, the undersigned authority _____, a Notary Public in and for said County, in said State, hereby certify that George E. Weldon, whose name as Attorney in Fact for Elizabeth Weldon Bentley 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 20th day of December, A.D., 1999

Conall E. Blough
Notary Public
Commission Expires: 7/24/2000