

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

SEND TAX NOTICE TO:

Inst # 1999-52450

12/30/1999-52450
08:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 12.00

STATE OF ALABAMA}
COUNTY OF SHELBY}

Warranty Deed/ITWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWENTY-ONE THOUSAND FIVE HUNDRED DOLLARS AND NO/100's (\$21,500.00)** to the undersigned grantor, **ANDERSON UNIVERSITY, ANDERSON INDIANA, AS TRUSTEE FOR WILLIS D. MOORE, JR. TRUST**, (herein referred to as **GRANTOR**), in hand paid by the **GRANTEES** herein, the receipt of whereof is acknowledged, the said **GRANTOR** does by these presents grant, bargain, sell, and convey unto **CRAIG J. FELTS and JOAN A. CROFT** (herein referred to as **GRANTEES**) as joint tenants, with right of survivorship, the following described real estate, situated in **SHELBY County, Alabama**:

Lot 4, according to the Survey of Willis Moore Subdivision, as recorded in Map Book 25, Page 66, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with non-exclusive 30 foot easement as shown on the recorded plat in Map Book 25, Page 66, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

Ad valorem taxes for 2000 and subsequent years not yet due and payable until October 1, 2000. Existing covenants and restrictions, easements, building lines, and limitations of record.

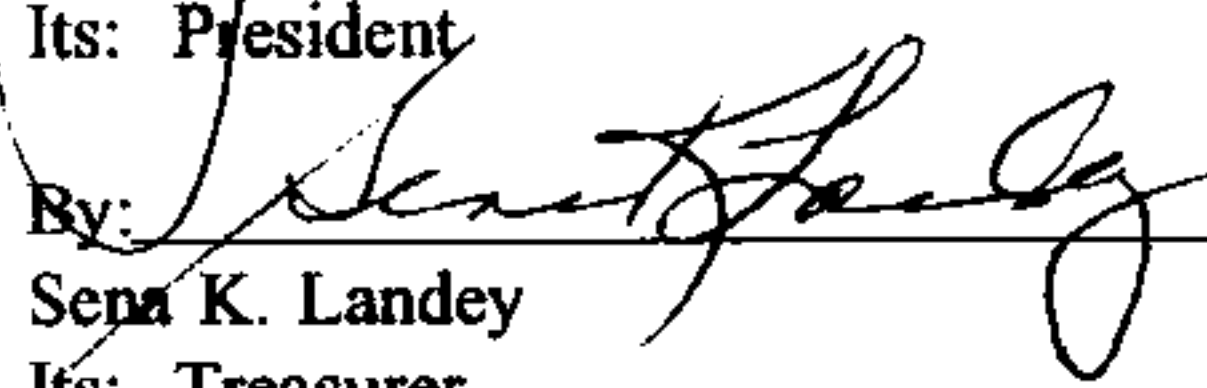
TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, I/we have hereto set their signatures and seals, this the 21st day of December, 1999.

WILLIS D. MOORE, JR. TRUST
by: ANDERSON UNIVERSITY,
ANDERSON INDIANA, AS TRUSTEE

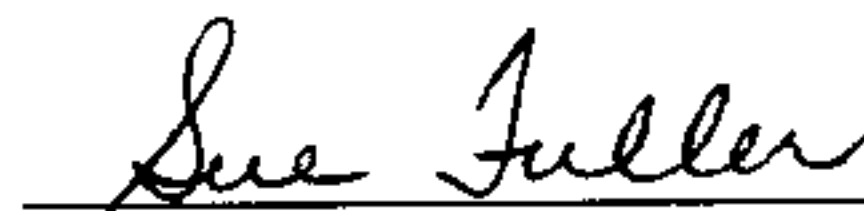
By: 
James L. Edwards
Its: President

By: 
Sena K. Landey
Its: Treasurer

STATE OF INDIANA}
MADISON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James L. Edwards, whose name as President and Sena K. Landey, whose name as Treasurer of ANDERSON UNIVERSITY, ANDERSON INDIANA, which is the TRUSTEE FOR WILLIS D. MOORE, JR. TRUST, 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, executed the same voluntarily for and as the act of said University acting in its capacity as Trustee of the Trust.

Given under my hand and official seal this 21st day of December, 1999.



Notary Public

My Commission Expires:

SUE FULLER
NOTARY PUBLIC STATE OF INDIANA
MADISON COUNTY
MY COMMISSION EXP. SEPT 8, 2006

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