

THIS INSTRUMENT PREPARED BY:
Beadles, Newman & Lawler
3500 Hulen
Fort Worth, Tx 76107

SEND TAX NOTICE TO:
Leonard H. Moog
Kimberly A. Moon
2229 Richmond Lane
Pelham, AL 35124

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Eighteen Thousand Seven Hundred Dollars and No/100's----(\$118,700.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I **BART BEDFORD**, AN **UNMARRIED PERSON**, (herein referred to as grantors, whether one or more) does grant, bargain, sell and convey unto Leonard H. Moon and Kimberly A. Moon (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in **SHELBY County, ALABAMA**:

LOT 51, ACCORDING TO THE SURVEY OF 2ND SECTOR, CHANDA TERRACE, AS RECORDED IN MAP BOOK 9, PAGE 101, IN THE PROBATE OFFICE OF 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.

\$118,700.00 of the purchase price recited above was paid from a mortgage loan closed 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 served 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 do for myself and for my heirs, executors and administrators, covenant with the said GRANTEES their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; and that I will and my 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 have hereunto set my hands and seals this 20th day of December

1999

Bart Bedford
BART BEDFORD

STATE OF N.J.
Morris COUNTY

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **BART BEDFORD**, 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of December, 1999.

Kathy Hansberry
Notary Public

My Commission Expires: July 11, 2004

AFFIX SEAL

AFTER RECORDING RETURN TO:

KATHY HANSBERRY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires July 11, 2004

Inst # 2000-01213

01/11/2000-01213
11:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

CLAYTON T. SWEENEY, ATTORNEY AT LAW