

This instrument was prepared by:
John G. Morrison, II, Attorney at Law
2146 Centennial Drive
Birmingham, AL 35216

Send Tax Notice to
Anthony Moore
196 Valentine Trail
Wilsonville, Alabama 35186

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of: **FIFTY FIVE THOUSAND AND NO/100 (\$55,000.00) DOLLARS**, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I/we,

FRED M. RICHARDS AND WIFE, SARAH J. RICHARDS

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

ANTHONY MOORE

(herein referred to as GRANTEES), the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

From the SE corner of the NW 1/4 of the NE 1/4 of Section 7, Township 21, South, Range 2 East, run West along the South boundary of said 1/4 - 1/4 a distance of 47.21 feet; thence right 79 degrees 39 minutes a distance of 85.98 feet; thence left 90 degrees a distance of 35 feet to the point of beginning; thence right 90 degrees a distance of 200.00 feet; thence left 90 degrees a distance of 100.00 feet; thence left 90 degrees a distance of 146.83 feet; thence left 62 degrees a distance of 113.26 feet to the point of beginning. Situated in Shelby County, Alabama.

\$ 53,417.70 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously on this same date.

THE PROPERTY REFERENCED HEREIN IS NOT THE HOMESTEAD OF THE GRANTORS, FRED M. RICHARDS AND SARAH J. RICHARDS.

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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 30th day of **March**, 2000.

WITNESS

(Seal) by: Fred M. Richards (Seal)
FRED M. RICHARDS

(Seal) by: Sarah J. Richards (Seal)
SARAH J. RICHARDS

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **FRED M. RICHARDS AND WIFE, SARAH J. RICHARDS**, whose names 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, as their act, on the day the same bears date

Given under my hand and official seal, this 30th day of **March**, A.D., 1999.

John G. Morrison, II
Notary Public, John G. Morrison, II
State of Alabama at Large
My Commission Expires: 03-03-2003

2000-11866

04/11/2000-11866
10:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
10.30