

This instrument was prepared by:

Stephen D. Keith, Attorney at Law
One Chase Corporate Center
Suite 490
Birmingham, Alabama 35244

Please Send Tax Notice to:

Timothy Lanier and Rebecca J. Lanier
127 Hidden Creek Lane
Montevallo, Alabama 35115

Inst. # 2000-16942

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Seventy-eight Thousand, Four Hundred and 00/100 Dollars (\$78,400.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, I/we, **James H. Moore and wife, Dorthy Moore**, (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto **Timothy Lanier and Rebecca J. Lanier** (hereinafter referred to as Grantees) for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Tract 2, according to the Survey of Hidden Creek Acres, as recorded in Map Book 19, page 137, in the Probate Office of Shelby County, Alabama.

Note: \$216,700.00 of the purchase price was paid with a mortgage loan closed simultaneously herewith

Subject to:

1. Taxes for the year 2000 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

TO HAVE AND TO HOLD to said Grantees, for and during their joint lives as joint tenants with right of survivorship and upon the death of either them, then to the survivor of them in fee simple and to the heirs and assigns of each such survivor forever, together with every contingent remainder and right of reversion.

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; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand and seal this 18 day of

May, 2000.

James H. Moore
James H. Moore
Dorthy Moore
Dorthy Moore
Dorthy Moore

State of Alabama)

Shelby County)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that **Dorthy Moore**, who is known to me, did before me appear and sign the foregoing conveyance, both in her individual capacity and as the duly-authorized Attorney-in-fact for **James H. Moore**, and acknowledged before me on this day, that being informed of the contents she executed the same voluntarily as her act and as the act of **James H. Moore**, on the day same bears date.

Given under my hand and seal this 18 day of May, in the year 2000

My Commission Expires:

3/21/2004

[Signature]
Notary Public

05/23/2000-16942
10:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JDA WJB 9:30