

SEND TAX NOTICE TO:

James H. Moore and wife, Dorthy M. Moore

Inst # 2000-30767

This instrument was prepared by:

VERNON N. SCHMITT, ATTORNEY AT LAW

P. O. BOX 521, LEEDS, AL 35094

Warranty Deed, Joint Tenants With Right of Survivorship

09/06/2000-30767
04:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MMS 41.50

STATE OF ALABAMA}

SHELBY COUNTY}

KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of TWENTY-FIVE THOUSAND AND NO/100 (\$25,000.00) DOLLARS and the execution of a purchase money mortgage in the sum of Eighty-Thousand Dollars (\$80,000.00) to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, BOBBIE F. MILLER, a married person, JULIA ANN MERCER, a married person, ROBERT ALLEN MOORE, a married person, JOHN E. MOORE, a married person, and MICHAEL D. MOORE, a married person, (herein referred to as grantor) do grant, bargain, sell, and convey unto JAMES H. MOORE AND WIFE, DARTHY M. MOORE, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the Southeast quarter of the Northeast quarter of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, thence run Northerly along the West line of said quarter-quarter 649.09 feet to a point, Thence turn an angle of 91 degrees 42 minutes 47 seconds right and run Easterly a distance of 687.10 feet to a point, thence turn an angle of 80 degrees 11 minutes 29 seconds left and run Northeasterly a distance of 237.39 feet to the point of beginning of the property being described, thence continue along last described course a distance of 55.18 feet to a point, thence turn an angle of 18 degrees 55 minutes 50 seconds to the left and run Northerly a distance of 90.06 feet to a point, thence turn an angle of 80 degrees 52 minutes 41 seconds left and run Westerly a distance of 295.98 feet to a point, thence turn an angle of 90 degrees 0 minutes to the left and run Southerly a distance of 143.29 feet to a point, thence turn an angle of 90 degrees 0 minutes left and run Easterly a distance of 300.81 feet to the point of beginning, containing 1.0 acre and subject to all agreements of probated record. There is an access easement along and contiguous with the East lines of this property, being 15.0 feet in width and parallel with the said Eastern lines (2) of this description.

Bobbie F. Miller, Grantor herein, is one and the same person as the Bobby F. Miller, one of the Grantees in that certain deed recorded at Instrument #1994-11211 in the Office of the Judge of Probate of Shelby County, Alabama.

Robert A. Moore, Grantor in that certain deed recorded at Instrument #1994-11211 in the Office of the Judge of Probate of Shelby County, Alabama, departed this life on the 3rd day of January, 1996, and the other Grantor, Frances Marie Moore, departed this life on the 13th day of March, 2000.

The property described herein is not the homestead of the Grantors or the Grantors' spouses.

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 do for myself (ourselves) and for (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

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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, we have hereunto set my hand and seal this 2nd day of September 2000.

WITNESS:

Emily Holmes

Bobbie F. Miller
BOBBIE F. MILLER

Emily Holmes

Julia Ann Mercer
JULIA ANN MERCER

Vernon M. Schmitt

Robert Allen Moore
ROBERT ALLEN MOORE

Vernon M. Schmitt

John E. Moore
JOHN E. MOORE

Emily Holmes

Michael D. Moore
MICHAEL D. MOORE

STATE OF Alabama
Shelby COUNTY}

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BOBBIE F. MILLER, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of Sept 2000.

[Signature]
Notary Public
MY COMMISSION EXPIRES FEB. 25, 2004

STATE OF Alabama
Shelby COUNTY}

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JULIA ANN MERCER, 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, she executed the same voluntarily on the day the same bears date.

PAGE THREE, WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Given under my hand and official seal this 2nd day of Sept 2000.

[Signature]
Notary Public

MY COMMISSION EXPIRES FEB. 25, 2004

STATE OF Al
Shelby COUNTY}

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT ALLEN MOORE, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of Sept 2000.

[Signature]
Notary Public

Com 14 - 10-25-00

STATE OF Al
Shelby COUNTY}

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN E. MOORE, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of Sept 2000.

[Signature]
Notary Public

Com 14 10-25-00

STATE OF Shelby, Alabama
Shelby COUNTY}

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL D. MOORE, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of Sept 2000.

[Signature]
Notary Public

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MY COMMISSION EXPIRES FEB. 25, 2004

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