

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Lela M. Moore and Gloria Wallace
3119B Highway 52W
Pelham, Alabama 35124

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Five hundred and no/100 (\$500.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Lela M. Moore, an unmarried woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Lela M. Moore and Gloria Wallace** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

This instrument was prepared without benefit of title.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, 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 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 grantee, his, her or 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 stated 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 grantee, his, her or 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 24th day of July, 2002.

Witness

Lela M. Moore (Seal)
Lela M. Moore

Witness

(Seal)

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Lela M. Moore, an unmarried woman**, whose name(s) 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of July, 2002.

Stephanie LeJeune
Notary Public
My Commission Expires: 02-26-05

EXHIBIT "A"

LEGAL DESCRIPTION

A Lot of land beginning at the Northwest corner of the lot formerly owned by W. S. Esco, and running East $2\frac{1}{2}$ degree South, Sixty-nine (69) yards Two (2) feet Eight (8) inches: thence in a Northwesterly direction along the East side of the lot formerly owned by Mrs. Georgia W. Ellenberg to what was formerly known as the School House lot; thence in a Westerly direction along the line of said School House lot to the Right-of-way of the L & N Railroad; thence in a Southwesterly direction along said right-of-way to the point of beginning; containing Seven eighths ($7/8$) of an acre, in the town of Pelham, Shelby County, Alabama. Said lot also known as the Johnson Brothers Store House Lot, together with all improvements thereon and all appurtenances belonging thereto.

Specifically excepted is a strip one hundred feet (100 feet) wide across the entire South end of the above described lot, which is hereby reserved as the property of Mary Reese. This deed made subject to all outstanding rights or redemption, and all unpaid taxes.

This being the same property deeded to Ida O. Nabors by Mary Reese and husband, J. E. Reese on the 1st. day of October, 1932, which said deed is recorded in Deed Book 95 page 2 in the office of the Probate Judge of Shelby County, Alabama, also one(1) seven (7) room house with bath.