

This instrument was prepared by

Lisa Hudson Dorough
Dominick, Fletcher, Yeilding,
Wood & Lloyd, P.A.
2121 Highland Avenue
Birmingham, Alabama 35205

SEND TAX NOTICE TO:

Joseph M. Moates
Kathy B. Moates
80 Brookgreen Lane
Pelham, Alabama 35124


20020807000372740 Pg 1/2 70.00
Shelby Cnty Judge of Probate, AL
08/07/2002 15:41:00 FILED/CERTIFIED

**GENERAL WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA)

SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of \$280,000.00 Dollars to the undersigned Betty C. Grady, a single woman, ("Grantor"), in hand paid by Joseph M. Moates and Kathy B. Moates ("Grantee"), the receipt whereof is acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

See Attached Exhibit A

Subject to:

1. 2002 Ad valorem taxes
2. Existing easements, restrictions, set back lines, limitations, if any, of record.
3. Any mining and mineral rights not owned by Grantor.

Betty C. Grady is the surviving grantee of that certain deed recorded in Real 219, Page 295, in the Probate Office of Shelby County, Alabama, the other grantee Robert W. Grady having died on or about March 24, 1984.

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 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 and for my heirs, executors, and administrators covenant with the said Grantee, 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; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day of August, 2002.

Betty C. Grady (Seal)
Betty C. Grady

STATE OF ALABAMA)

JEFFERSON COUNTY)

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Betty C. Grady, a single woman, 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 5th day of August, 2002.

Lisa Hudson Dorough
Notary Public Lisa Hudson Dorough
My Commission Expires: 10/06/2002

{SEAL}
#126737

EXHIBIT A

Lot 8, in Block 5, in Indian Springs Ranch, being a subdivision of a part of the N ½ of the SE ¼ and the SE ¼ of the SE ¼ of Section 29; a part of the SW ¼ of the SW ¼ of Section 28; a part of the E ½ of the NE ¼ of Section 32; and a part of the W ½ of the NW ¼ of Section 33; all in Township 19 South of Range 2 West, situated in Shelby County, Alabama; according to the plat thereof prepared by A.A Winters, Registered Surveyor, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, on September 26, 1958 in Map record 4, page 29.