

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Mark & Elizabeth Masoner
304 Thompson Street
Columbiana, AL 35051


20030401000193370 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
04/01/2003 12:54:00 FILED/CERTIFIED

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED NINETEEN THOUSAND AND NINE HUNDRED AND NO/00 (\$119,900.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Chris Moore and wife, LeeAnn Moore (herein referred to as grantor)** bargain , sell and convey unto, **Mark G. Masoner and Elizabeth A. Masoner (herein referred to as grantees)**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

See Exhibit "A" for legal description.

Subject to taxes for 2003 and subsequent years, easements, restrictions, rights of way and permits of record.

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 the said Grantees, their heirs and assigns, and 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 the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26th day of March, 2003.

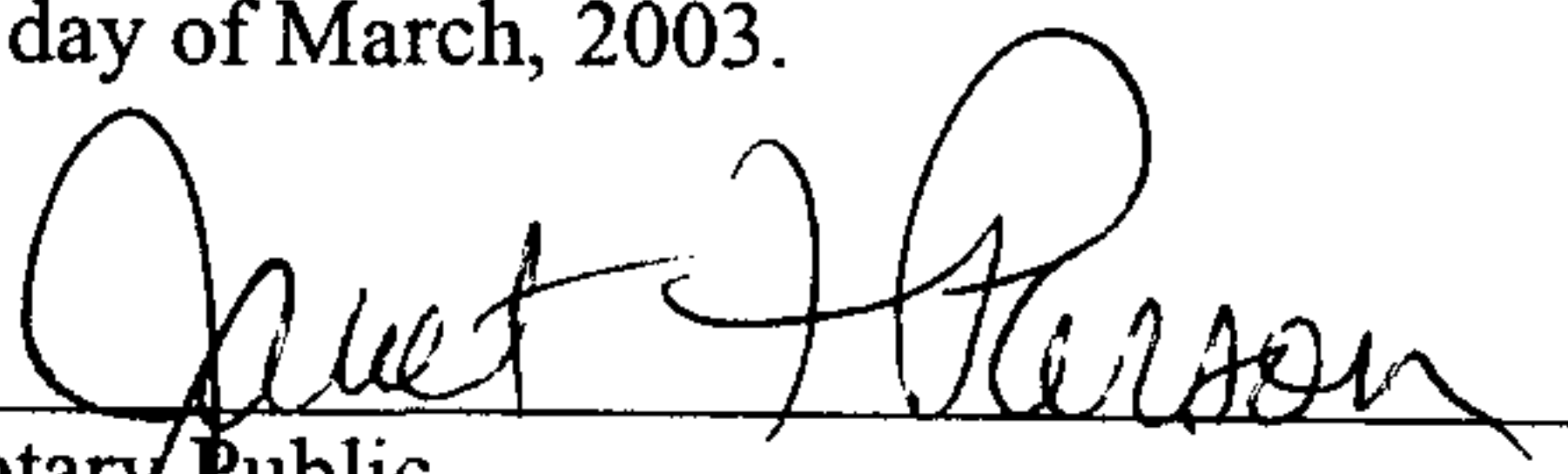

Chris Moore


LeeAnn Moore

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Chris Moore and wife, LeeAnn Moore, 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 on the day the same bears date.

Given under my hand and official seal this 26th day of March, 2003.


Notary Public

My commission expires: 10/16/04

EXHIBIT "A"
LEGAL DESCRIPTION

A lot in Town of Columbiana, Alabama in SW 1/4, Section 24, Township 21 South, Range 1 West, described as follows:

Commence at the SW corner of Section 24 and run East along South boundary line of said Section a distance of 218.75 feet; thence continue East along said South boundary a distance of 138.26 feet to point of beginning; thence turn angle of 90 degrees to left and run in a Northerly direction a distance of 157.02 feet, more or less, to a ditch which is the South boundary of Luther McGiboney property; thence run in a Northeasterly direction along South line of Luther McGiboney property to the NW corner of George and Flora Green lot; thence along the West line of said Green lot South 22 degrees 30 minutes East 98 feet to the SW corner of said lot; thence along South line of said lot North 78 degrees East 145 feet to West line of Thompson Street; thence South along West line of Thompson Street to South line of Section 24, Township 21 South, Range 1 West; thence West along South line of Section 24 to point of beginning.

EXCEPTING lot sold to George A. Green and Flora M. Green, as described in Deed Book 272, on Page 325, in Probate Office.