

65,000.



This instrument was prepared by:
✓ Thomas R. Wolsoncroft, Attorney at Law
2524 Valleydale Road, Suite 100
Birmingham, Alabama 35244

Send tax notice to:
Johnsie E. Moore
113 Canter Way
Alabaster, Alabama 35007

20040126000043000 Pg 1/1 16.00
Shelby Cnty Judge of Probate, AL
01/26/2004 14:30:00 FILED/CERTIFIED

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Five Hundred and No/100 (\$500.00) Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt is acknowledged, I, Johnsie E. Moore, an unmarried woman, (herein referred to as grantor, whether on or more), grant, bargain, sell and convey unto Johnsie E. Moore, as Trustee for Robert D. Moore Family Trust (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 81, according to the Survey of Applegate Manor, as recorded in Map Book 9 page 125 A, B & C, in the Probate Office of Shelby County, Alabama, together with all of the rights, privileges, easements and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, Inc., to the Applegate Townhouse Association, Inc. by deed recorded in Real 65 page 201 in the Probate Office of Shelby County, Alabama, and as more fully defined in the Declaration of Covenants, Conditions and Restrictions of Applegate Townhouse, recorded in Real 63 page 634 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all easements and restrictions of record.

Subject to mineral and mining rights if not owned by Grantor.

Note: This deed was prepared without the benefit of a title search for the purpose of conveying the above described property to Johnsie E. Moore, an unmarried woman. This is not the homestead of the Grantor as defined in §6-10-3, Code of Alabama (1975).

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her 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, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Johnsie E. Moore has hereunto set her hand(s) and seal(s), this 26 day of January, 2004.

_____ (Seal)	<u>Johnsie E. Moore</u> (Seal)
_____ (Seal)	_____ (Seal)
_____ (Seal)	_____ (Seal)

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, JEFFREY W. SALTER, a Notary Public in and for said County, in said State, hereby certify that Johnsie 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 26th day of JANUARY A. D., 2004.

Jeffrey W. Salter
Notary Public
My Commission Expires: 10/1/06