

This instrument was prepared by
(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Roger D. Moore
name
2549 Westminster Circle
address
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED FIFTY TWO THOUSAND FIVE HUNDRED AND NO/100-----
----- DOLLARS (\$252,500.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Peggy C. Walker and husband, Herbert P. Walker

(herein referred to as grantors) do grant, bargain, sell and convey unto Roger D. Moore and wife, Judy A. 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:

Lot 38, according to the Survey of Meadowridge, as recorded in Map Book 11,
page 40 A and B, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.
Subject to taxes for 2004.
Subject to items on attached Exhibit "A".

\$ 202,000.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

Peggy C. Walker and Peggy Coker Walker is one and the same person.

Herbert P. Walker and Herbert Walker is one and the same person.

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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 18th
day of February, 2004.

_____(Seal) Peggy C. Walker by Herbert P. Walker (Seal)
_____(Seal) Attorney in fact (Seal)
_____(Seal) Peggy C. Walker by Herbert P. Walker, (Seal)
_____(Seal) Attorney in Fact (Seal)
_____(Seal) Herbert P. Walker (Seal)
_____(Seal) + Herbert P. Walker (Seal)

STATE OF ALABAMA
Jefferson COUNTY General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that
Herbert P. Walker
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 the conveyance they executed the same voluntarily*
on the day the same bears date.

Given under my hand and official seal this 18th day of February, A.D., 2004

*both in his individual capacity and
in his capacity as Attorney in Fact
for Peggy C. Walker
DCAL03W

Larry L. Halcomb
Notary Public
My Commission Expires January 23, 2005

EXHIBIT "A"

Restrictions or Covenants recorded in Instrument 1996/35171 and Instrument 1997/29279, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Restrictions as shown by recorded Map.

35 foot building line, as shown by recorded map.

10 foot easement on rear and 5 foot easement on southwest, as shown by recorded map.

Agreement with Alabama Power Company recorded in Real 145, page 709, in the Probate Office of Shelby County, Alabama.

Restrictions regarding Alabama Power Company recorded in Real 145, page 701, in the Probate Office of Shelby County, Alabama.

Restrictions or Covenants recorded in Real 148, page 264, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Mineral and mining rights and rights incident thereto recorded in Real 120, page 303, in the Probate Office of Shelby County, Alabama.

NOTE: Map Book 11, page 40 A & B shows the following reservation:

Sink Hole Prone Areas-The Subdivision shown hereon including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the subdivision lots and street are safe or suitable for residential construction, or for any other purpose whatsoever. "Area underlain by limestone and thus may be subject to lime sink activity"