

THIS INSTRUMENT WAS PREPARED BY:

Douglas Corretti
CORRETTI, NEWSOM & HAWKINS
1804 7th Avenue North
Birmingham, AL 35203
Telephone: (205) 251-1164

Send Tax Notice To:

Richard H. Moore, Jr.
Rosemary S. Moore
752 Heatherwood Drive
Birmingham, AL 35244

WARRANTY DEED

THE STATE OF ALABAMA)
 :
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of the sum of THREE HUNDRED THIRTY FIVE THOUSAND and No/100 (\$335,000.00) DOLLARS in hand paid by the GRANTEES herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **Steve A. Wallace and wife, E. Kay Wallace** (hereinafter referred to as Grantors), do hereby grant, bargain, sell and convey unto **Richard H. Moore, Jr. and wife, Rosemary S. Moore** (hereinafter referred to as Grantees), as joint tenants with right of survivorship, all of Grantors' interest in and to the following described real property, located and situated in Shelby County, Alabama, to-wit:

Lot 19-A, according to a Resurvey, as recorded in Map Book 9, Page 25, in the Probate Office of Shelby County, Alabama, of Lots 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 and 30, Heatherwood, First Sector ; being situated in Shelby County, Alabama.

SUBJECT TO:

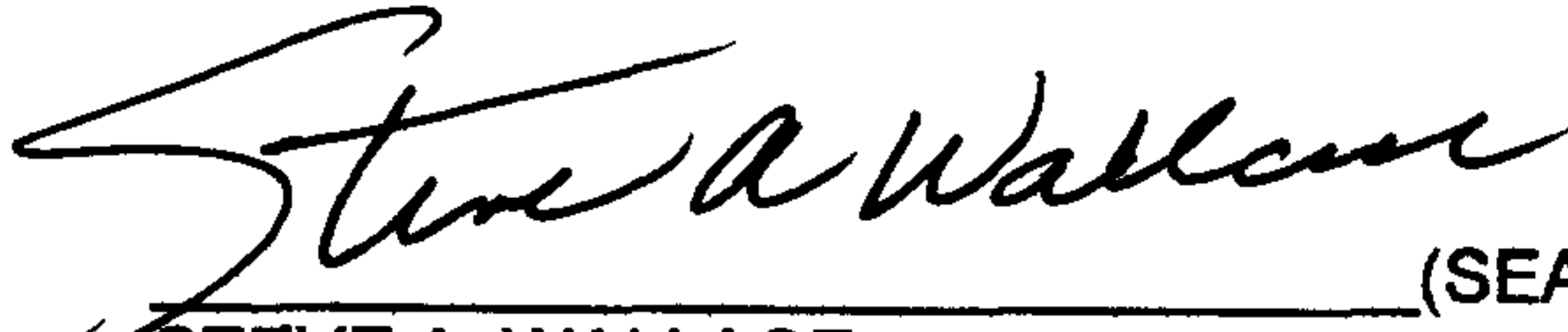
1. Ad valorem taxes for the current year, 2004.
2. Building setback line of 50 feet reserved from Heatherwood Drive as shown by recorded plat.
3. Restrictions, covenants and conditions as set out in instrument recorded in Misc Book 37, Page 537, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 318, Page 16, in said Probate Office.
5. Agreement with Alabama Power Company as to underground cable as set out in Misc. Book 39, Page 981, in said Probate Office.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Instrument No. 2001-39640, in said Probate Office.
7. Easement on the Southerly, Easterly and Westerly side of the premises.
8. Release of damages as set out in instrument recorded in Instrument #2001-39640, in said Probate Office.
9. Declaration of Protective Covenants for Heatherwood Homeowners Association, Inc. as recorded in Instrument #20030411000221760, in said Probate Office.

\$268,000.00 of the purchase price set out hereinabove, was paid from the proceeds of a purchase money mortgage executed and delivered by the Grantees herein simultaneously with the execution and delivery of the within warranty deed.

TO HAVE AND TO HOLD the above described property, together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to said Grantees, as joint tenants with right of survivorship, their heirs, personal representatives 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 Grantors do for themselves and for their heirs, personal representatives and assigns, covenant with the said Grantees, their heirs, personal representatives and assigns that Grantors are lawfully seized in fee simple of said premises; that said property is free from all encumbrances; unless otherwise noted above; that they have a good right to sell and convey the same to the said Grantees, that they will and their heirs, personal representatives and assigns shall warrant and defend the same to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals on this the 30th day of March 2004.

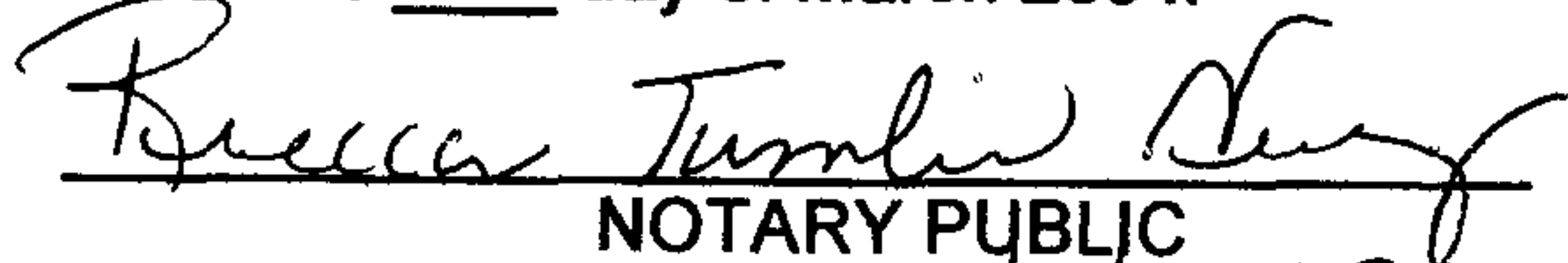

_____(SEAL)
STEVE A. WALLACE


_____(SEAL)
E. KAY WALLACE

THE STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Steve A. Wallace and wife, E. Kay Wallace, 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 30th day of March 2004.



NOTARY PUBLIC
My commission expires: 3/9/2008