

This instrument was prepared by

(Name) DAVID F. OVSON, LLC

(Address) 1130 South 22nd Street, Birmingham, Alabama 35205

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

Michael A. Moore

Janet A. Moore

Send Tax Notice To:

name

25 Pinehurst Drive

address

Tuscaloosa, AL 35401

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,



20040512000250470 Pg 1/1 161.00  
Shelby Cnty Judge of Probate, AL  
05/12/2004 11:34:00 FILED/CERTIFIED

That in consideration of THREE HUNDRED SEVENTY FIVE THOUSAND AND NO/100-

-----DOLLARS (\$375,000.00)

to the undersigned grantor, Thompson Realty Co, Inc.

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Michael J. Moore and Janet A. Moore, husband and wife

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, AL to-wit:

Lot 21-C, according to the Shoal Creek Subdivision, a resurvey of Lots 19 & 21B, as recorded in Map Book 25, page 31 as recorded in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 2004, which are a lien, but not yet due and payable until October 1, 2004.

2. Easements, rights-of-way, restrictions, conditions and covenants of record.

\$ 225,000.00 of the purchase price recited herein was derived from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, George C. Thompson who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of April

2004

Thompson Realty Co, Inc.

ATTEST:

By

George C. Thompson, President

STATE OF Alabama

COUNTY OF Jefferson

I, David F. Ovson a Notary Public in and for said County in said State, hereby certify that George C. Thompson whose name as President of Thompson Realty Co, Inc. a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 21st day of

April

2004

David F. Ovson

Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: APR 27, 2004  
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS