

This Instrument Prepared By:

Send Tax Notice:

G. Edward Coey, Attorney
P.O. Box 834
Hanceville, AL 35077

Mr. & Mrs. Jerry Moore

State of Alabama)
Shelby County)

20040728000417520 Pg 1/1 16.00
Shelby Cnty Judge of Probate, AL
07/28/2004 09:22:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

~~5000.00~~ KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and No/100 (\$10.00) Dollars to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, JUDY WATTS, a married woman, (herein referred to as Grantor) do grant, bargain, sell and convey unto JERRY W. MOORE and wife, REBECCA A. MOORE (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, Alabama, to-wit:

Begin at the SW corner of the SW¼ of the NE¼ of Section 34, Township 19, South, Range 2 East and proceed North along the West line of said 40 a distance of 789 feet to a point; thence turn a 90° angle to the right and run in an Easterly firection along the North property line of the property purchased by Percy C. Fowler and wife Kathleen L. Fowler from Henry Partridge and wife, Jimmie Partridge a distance of 630 feet to a point; thence turn a 90° angle to the left and run along the Easterly boundary line of that certain property heretofore purchased by Percy C. Fowler, Jr. from Amos Webb Kelley and wife, Shirley Ann Kelley, a distance of 210 feet to the point of beginning; thence continuing a distance of 210 feet to a point; thence turn a 90° angle to the left and run in a Westerly direction parallel with the North boundary line of the property hereinabove referred to as having been pruchased by the grantee herein from Henry Partridge and wife, Jimmie Partridge a distance of 210 feet to a point; turn an angle of 90° to the left and run thence in a Southerly direction a distance of 210 feet to a point; turn thence an angle of 90° to the left and run along the Northerly boundary line of that certain parcel of property heretofore purchased by grantee from grantors herein described and recorded in Book 278 at Page 534 in the Office of the Judge of Probate of Shelby County, Alabama in Columbinan, a distance of 210 feet to the point of beginning. This parcel of property conveyed by this deed containing approximately one (1) acre, more or less.

Subject to all easements of record.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 5 day of March, 2004.

Judy Watts (L.S.)
JUDY WATTS, Grantor

State of Alabama)
Shelby County)

I, a Notary Public in and for said County and State, hereby certify that JUDY WATTS, whose name is signed to the foregoing instrument, 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 under my hand and official seal this 5 day of March, 2004.

My Commission Expires _____

MY COMMISSION EXPIRES SEPT. 10, 2005

Lynn C. Shores
Notary Public