20050323000131090 1/2 $30.50
Shelby Cnty Judge of Probate,AL
03/23/2005 02:56:24PM FILED/CERT

This instrument was prepared by

A, Vincent Brown, Jr.
510 North 18th Street
Bessemer, AL 35020

File #0305-17

SEND TAX NOTICE TO:

David C. Abernathy
~~450 Wallace Drive~~
~~Shelby, Al 35143~~
6135 Woodview Ln.
McCalla Al 35111

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Fifty Thousand and 00/100 ($150000) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Betty G. Moore, a married woman, Rennic W. Moore, a married man and Vicky H. Moore, a married woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **David C. Abernathy and Celia Gayle Abernathy** (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **Shelby County, Alabama to-wit:**

LOT 3A, ACCORDING TO THE 1974 ADDITION, SHELBY SHORES, PHASE I, AS RECORDED IN MAP BOOK 6, PAGE 15, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THE ABOVE DESCRIBED PROPERTY DOES NOT REPRESENT THE HOMESTEAD OF BETTY G. MOORE NOR HER SPOUSE.
THE ABOVE DESCRIBED PROPERTY DOES NOT REPRESENT THE HOMESTEAD OF RENNIC W. MOORE NOR HIS SPOUSE.
THE ABOVE DESCRIBED PROPERTY DOES NOT REPRESENT THE HOMESTEAD OF VICKY H. MOORE NOR HER SPOUSE

SUBJECT TO:

1. Taxes for the year beginning October 1, 2004, which constitutes a lien, but are not yet due and payable until October 1, 2005.
2 Easements as shown by recorded map.
3 Restrictions as shown by recorded map.
4 Right of Way to Southern Bell Telephone and Telegraph company recorded in Volume 320, Page 939, in the Probate Office of Shelby County, Alabama.
5 Right of Way granted to Alabama Power Company by instrument recorded in Volume 292, page 361, in the Probate Office of Shelby County, Alabama.
6 Restrictions or covenants recorded in Misc. Volume 9, Page 579, in the Probate Office of Shelby County, Alabama.

$134,850.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, 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.

Shelby County, AL 03/23/2005
State of Alabama

Deed Tax:$15.50

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And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we), **Betty G. Moore, Rennic W. Moore and Vicky H. Moore**, have hereunto set my (our) hand(s) and seal(s) this **15th** day of **March, 2005**.

_____(SEAL)
Betty G. Moore

_____(SEAL)
Rennic W. Moore

_____(SEAL)
Vicky H. Moore

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Betty G. Moore, a married woman, Rennic W. Moore, a married man, and Vicky H. Moore, a married woman** whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, HE/SHE/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **15th** day of **March, 2005**.

_____
Notary Public
My commission expires 11-29-2007

A. VINCENT BROWN, JR.
NOTARY
PUBLIC
ALABAMA STATE AT LARGE