20050407000162000 1/1 $131.00
Shelby Cnty Judge of Probate,AL
04/07/2005 08:11:44AM FILED/CERT

SEND TAX NOTICE TO:
Roy B. Moore and Frances J. Moore
561 Cahaba Manor Drive
Pelham, Alabama 35124

This instrument was prepared by
Sunny Henderson
Greg Lee, Attorney
300 Office Park Drive, Suite 230
Birmingham, Alabama 35223

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Jefferson

That in consideration of **One hundred Nineteen Thousand Nine Hundred and No/100 Dollars ($119,900.00)**
To the undersigned grantor, **Build-All Construction, Inc., By: Billy Gossett, President** A corporation, (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 **Roy B. Moore and wife, Frances J. Moore** (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby** County, Alabama, towit:

5401

LOT 12, ACCORDING TO THE SURVEY OF CROSSCREEK COVE TOWNHOMES, AS RECORDED IN MAP BOOK 33, PAGE 13, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA.

1.) Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 33, Page 13.
2.) Subject to the easement and the restriction on use of the real property as rental property, each as referenced in that certain General Warranty Deed from Billy D. Eddleman to Grantor recorded in Instrument 20030407000205650.
3.) Subject to Right of Way to Alabama Power Company as recorded in Volume 108, Page 379 and Probate Minutes 28, Page 965.
4.) Subject to Covenants, conditions and restrictions for Crosscreek Cove, a Residential Subdivision and the By-Laws of Crosscreek Homeowner's Association, Inc. (deleting therefrom, any restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 20031216000807520 in the Probate Office of Shelby County, Alabama.

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 said GRANTOR does for itself, its successors and assigns, covenant with the said **GRANTEES**, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, 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 , who is authorized to execute this conveyance, has hereto set its signature and seal, this March 25, 2005.

Build-All Construction, Inc., By: Billy Gossett, President

By: _____

Shelby County, AL 04/07/2005
State of Alabama

Deed Tax:$120.00

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Billy Gossett** whose name as **President**, of **Build-All Construction, 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 March 25, 2005

_____
Notary Public.
(Seal)

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: 7/14/08
BONDED THRU NOTARY PUBLIC UNDERWRITERS

GREGORY WAYNE LEE NOTARY PUBLIC STATE OF ALABAMA AT LARGE

CORPORATION FORM WARRANTY DEED,
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
Closers' Choice

Preferred Title