

Send tax notice to: Bryan T. Moore and Lori S. Moore 2995 Longleaf Lane Helena, Alabama 35080

WARRANTY DEED JOINTLY WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Fifty Five Thousand and No/100 (\$155,000.00) and other valuable considerations to the undersigned GRANTOR (S), Richard S. Blackwell and Monica A. Blackwell, husband and wife (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE (S) herein, the receipt of which is hereby acknowledged, the said GRANTOR (S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto Bryan T. Moore and Lori S. Moore, hereinafter referred to as GRANTEE(S), 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 County of Shelby, State of Alabama, to-wit:

LOT 23, ACCORDING TO THE SURVEY OF ROYAL PINES, PHASE II, AS RECORDED IN MAP BOOK 15, PAGE 19, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$124,000.00 and \$31,000.00 of the above consideration was paid from the proceeds of those mortgages closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I/we do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 26th day of May,

2005.

MOTARY PUBLIC

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Richard S. Blackwell, by Mary Lou Vonderau, Attorney-in-Fact and Monica A. Blackwell, by Mary Lou Vonderau, Attorney-in-Fact 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, she in her capacity of Attorney-in-fact for Richard S. Blackwell and Monica A. Blackwell and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of May, 2005

MY COMMISSION EXPIRES: THIS INTRUMENT PREPARED BY: MØSELEY & ASSOCIATES, P.C. 3800 COLONNADE PARKWAY, SUITE 630 BIRMINGHAM, ALABAMA 35243

CHRISTOPHER P. MOSELEY MY COMMISSION EXPIRES 10/27/05