

This instrument was prepared by:

Mike T. Atchison
P O Box 822

Columbiana, AL 35051

## WARRANTY DEED

STATE OF ALABAMA)

## KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY

That in consideration of NINETY FIVE THOUSAND and NO/00 Dollars (\$95,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

JERRY W. MOORE, JR. AND WIFE, STELLA M. MOORE

grant, bargain, sell and convey unto,

SARAH JO RICHARDS

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION Situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the homestead of the grantor, or of his spouse.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

**NONE** of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29<sup>th</sup> day of December, 2005.

JERRY W. MOORE, JR.

STELLA M. MOORE

STATE OF ALABAMA SHELBY COUNTY

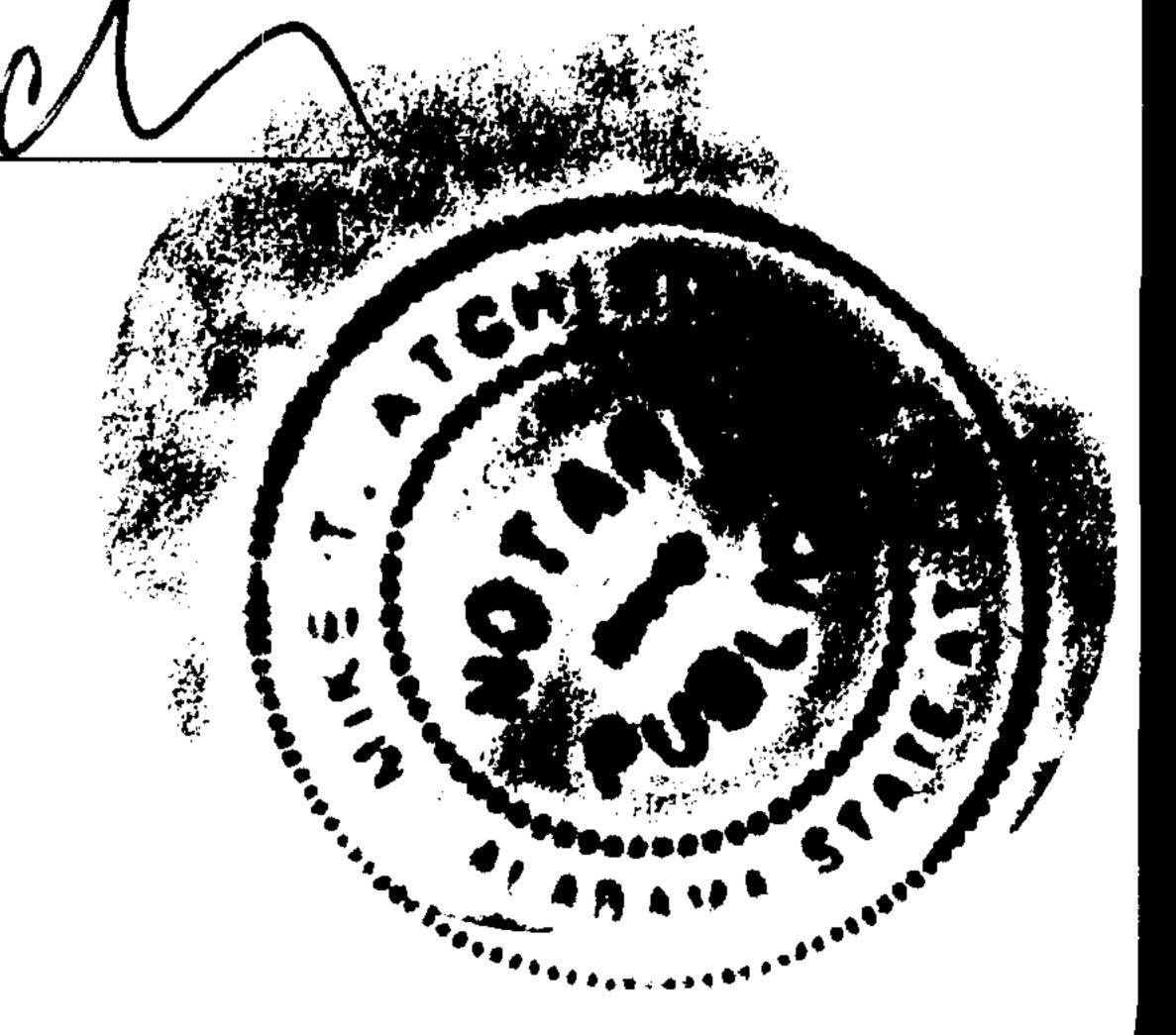
I, the undersigned authority, MIKE T. ATCHISON, a Notary Public in and for said County, in said State, hereby certify that JERRY W. MOORE, JR. AND STELLA M. MOORE

whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of DECEMBER, 2005.

Notary Public

My Commission Expires: 10-16-08



20060105000009060 2/2 \$109.00 Shelby Cnty Judge of Probate, AL 01/05/2006 01:13:11PM FILED/CERT

## LEGAL DESCRIPTION EXHIBIT "A"

Commence at the Northwest corner of Lot 15, Walters Cove, Third Sector, as recorded in Map Book 5, Page 71, in the Probate Office of Shelby County, Alabama; said point lying on the South right of way of Walter's Drive (County Road #416); thence South 73 degrees 10 minutes West along the South right of way line of said Walters Drive for 300.00 feet to the point of beginning; thence continue last described course for 150.00 feet to a point; thence 90 degrees 00 minutes left for 250.0 feet; thence 90 degrees 00 minutes left run Easterly for 150.0 feet; thence 90 degrees 00 minutes left run Northerly for 250.0 feet to the point of beginning. Said parcel of land lying in the SE 1/4 of the NW 1/4 of Section 23, Township 21 South, Range 1 East, Shelby County, Alabama. According to survey of Thomas E. Simmons, RLS #12945, dated January 31, 1997.

> Shelby County, AL 01/05/2006 State of Alabama Deed Tax:\$95.00