



20060807000380220 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
08/07/2006 09:53:56AM FILED/CERT

This instrument was prepared by:
HARRY W. GAMBLE
105 Owens Parkway, Suite B
Birmingham, Alabama 35244

Send tax notice to:
212 Buck Creek Circle
Alabaster, Alabama 35007

**STATE OF ALABAMA
COUNTY OF SHELBY**

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of **ONE HUNDRED FORTY FOUR THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$144,900.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **JAMES C. MOORE AND JENNIFER S. MOORE, HUSBAND AND WIFE** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **DESHONE P. BOND AND OLIVIA M. BOND** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Survey of Buck Creek Landing, as recorded in Map Book 20, Page 136 in the Probate Office of Shelby County, Alabama.

Subject to:

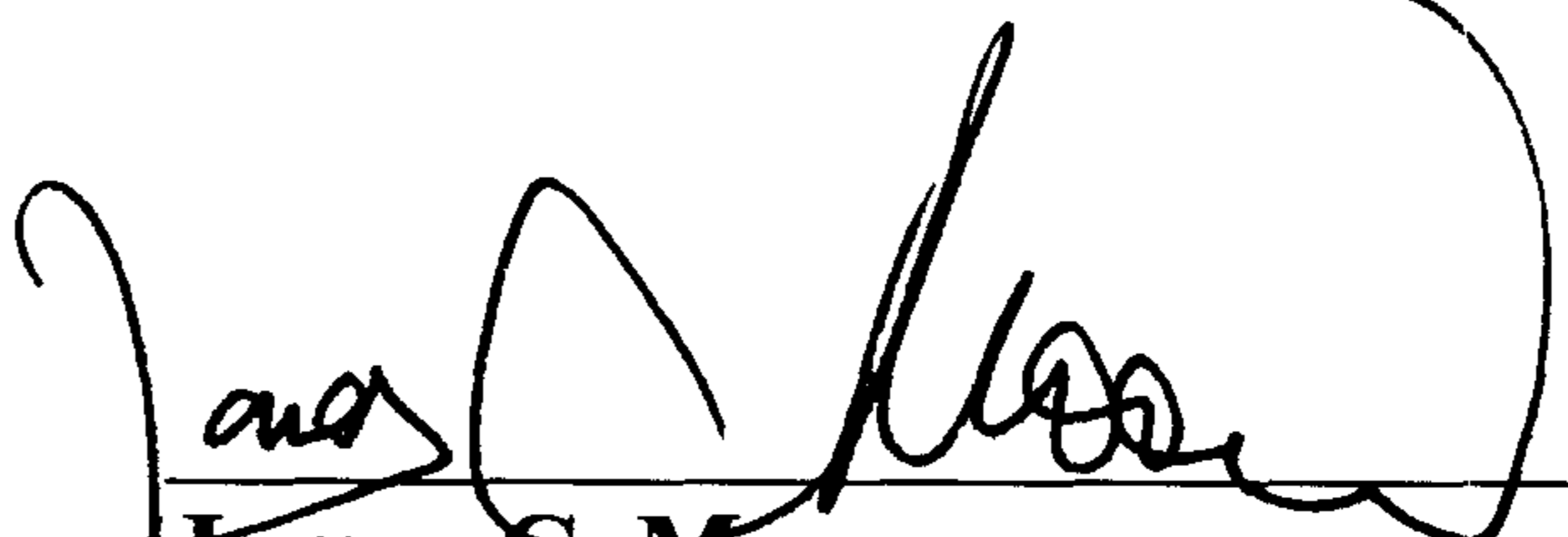
- (1) Taxes or assessments for the year 2006 and subsequent years not yet due and payable;
- (2) Mineral and mining rights not owned by the Grantor
- (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument # 1996-6647, in the Probate Office of Shelby County, Alabama; (b) American Telephone Co. recorded in Real Book 213, page 992 in the Probate Office of Shelby County; (c) Right of Way to Shelby County, as recorded in Deed Book 216, page 584; (d) Water line agreement to Alabaster Water & Gas board recorded in Instrument # 1992-18725; (e) Easement to Alabaster Water & Gas Board recorded in Instrument No. 1996-4043.

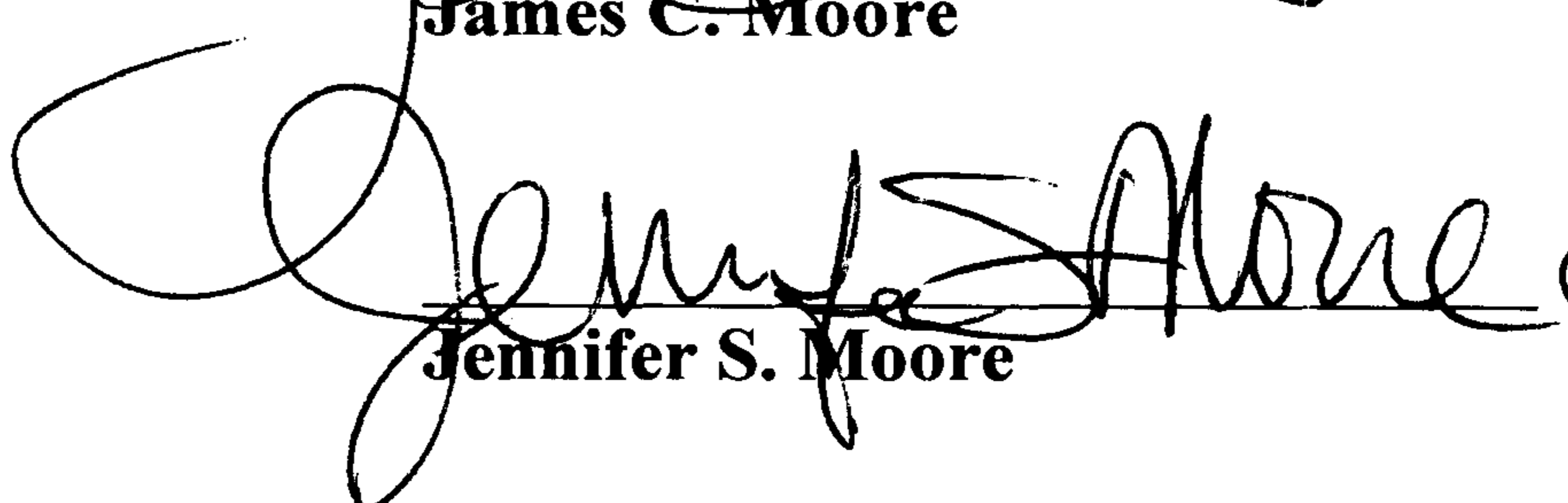
\$144,900.00 of the purchase price recited above was paid from a mortgage loans closed simultaneously herewith.

To Have And To Hold to 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 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 grantees, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

31st In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this day of July, 2006.


James C. Moore (SEAL)


Jennifer S. Moore (SEAL)

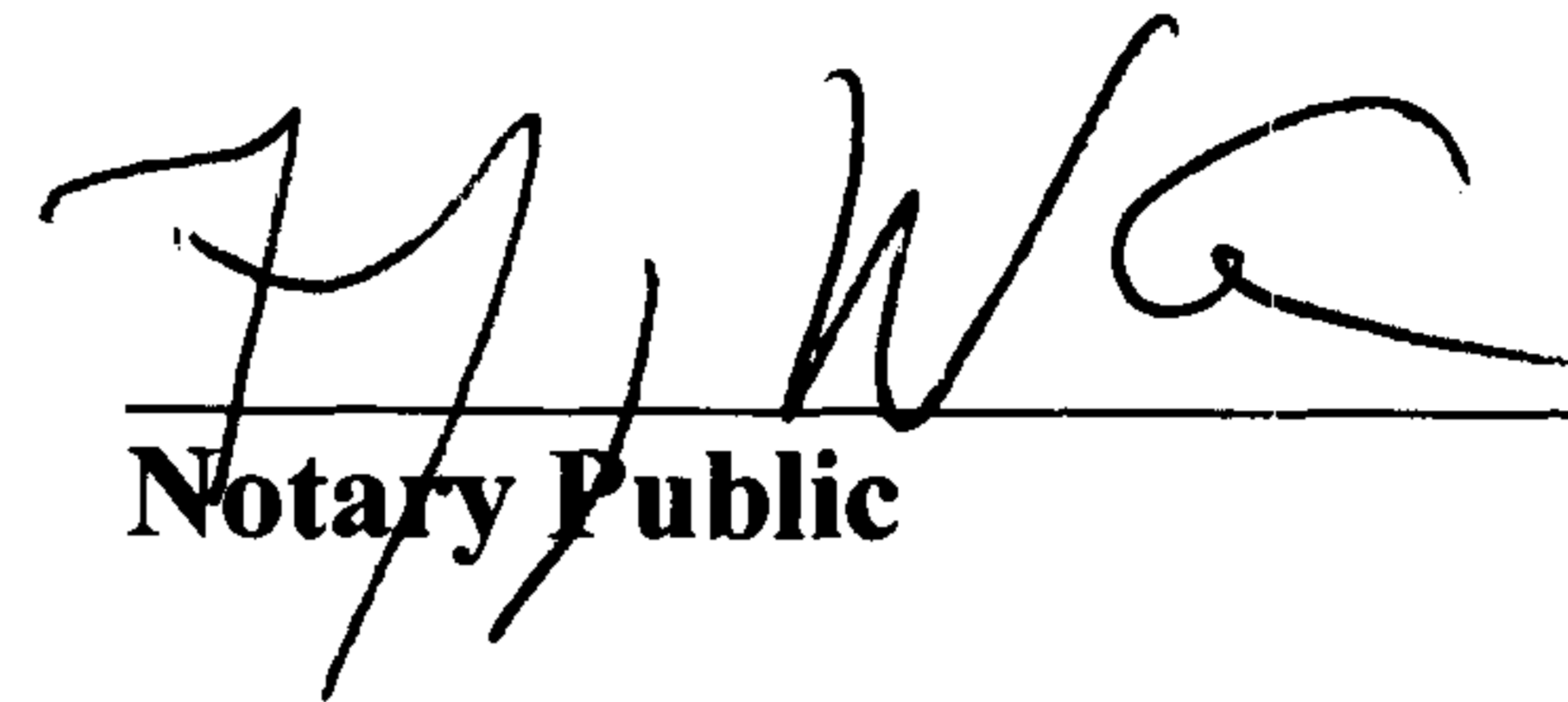


20060807000380220 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
08/07/2006 09:53:56AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, HARRY W. GAMBLE, a Notary Public in said and for said County, in said State, hereby certify that **JAMES C. MOORE AND JENNIFER S. MOORE, HUSBAND AND WIFE**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of July, 2006.



Notary Public