

20060911000447390 1/2 \$24.00
Shelby Cnty Judge of Probate, AL
09/11/2006 11:28:05AM FILED/CERT

Shelby County, AL 09/11/2006
State of Alabama

Deed Tax: \$10.00

SEND TAX NOTICE TO:
Greg Moore and Celisea Moore
100 Bermuda Lake Drive
Alabaster, Alabama 35007

This instrument was prepared by
Gregory Wayne Lee
Lee & McClelland, LLC.
P.O.Box 430222
Birmingham, Alabama 35243

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **One Hundred Forty Three Thousand, Nine Hundred and No/100 Dollars (\$143,900.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Kenneth C. Kyker and wife, Patricia Kyker

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Greg Moore and wife, Celisea Moore

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 1, BLOCK 11, ACCORDING TO THE SURVEY OF BERMUDA LAKE ESTATES, FIRST SECTOR, AS RECORDED IN MAP BOOK 9 PAGE 98 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA.

11513
Subject to: (1) Taxes for the year 2006 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any (3) Mineral and mining rights, if any. (4) 35' building line on front of lot, right of ways, 5' easement on rear of lot, 7.5' easement across rear, restrictions, reservations and conditions, if any, as recorded in Map Book 9, Page 98. (5) Right of Way to Alabaster Water & Gas Board as recorded in Deed Book 278, Page 391. (6) Right of Way easement to South Central Bell as recorded in Deed Book 337, Page 241 and Real Book 39, Page 365. (7) Right of Way to Shelby County as recorded in Deed Book 280, Page 340. (8) Easement to Plantation Pipe Line as recorded in Deed Book 112, Page 364. (9) Easement to Southern Natural Gas as recorded in Deed Book 90, Page 445. (10) Easement to South Central Bell and Alabama Power Company as recorded in Real Book 41, Page 843. (11) Permit to Alabama Power Company as recorded in Real Book 52, Page 119.

\$ 133,900.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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.

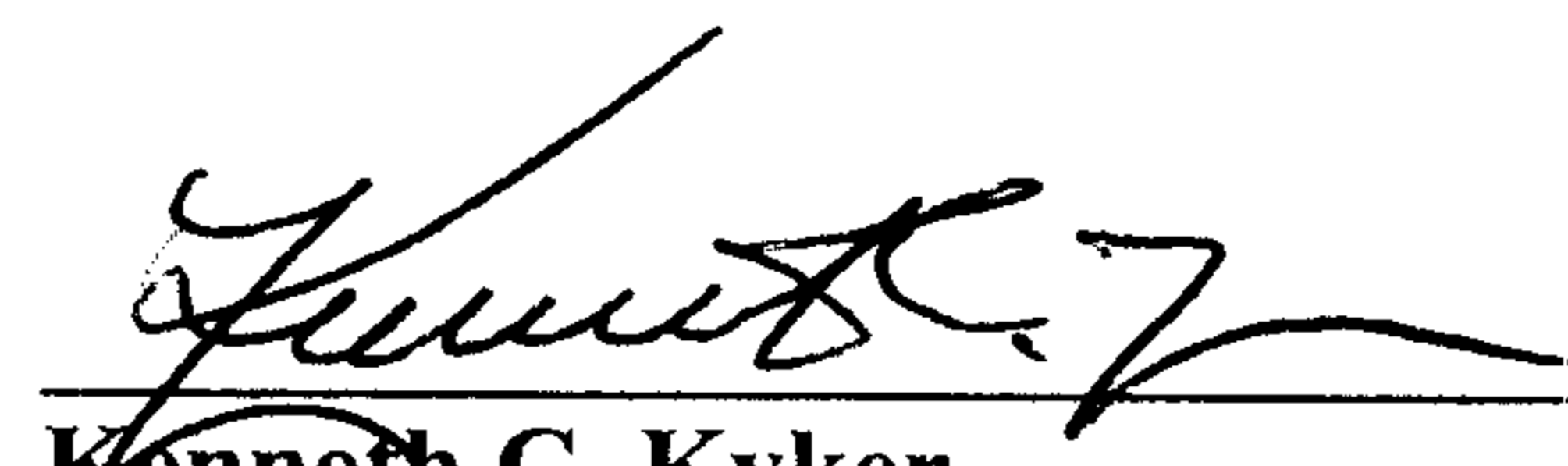
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we)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

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

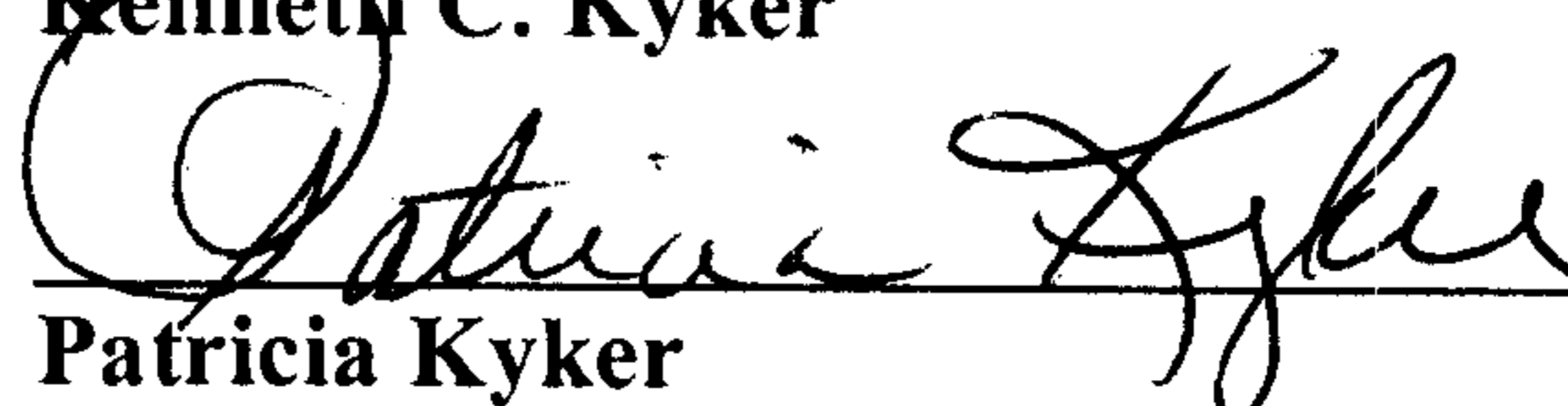
DK *CM*

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this September 1, 2006.

_____(Seal)


_____(Seal)
Kenneth C. Kyker

_____(Seal)


_____(Seal)
Patricia Kyker

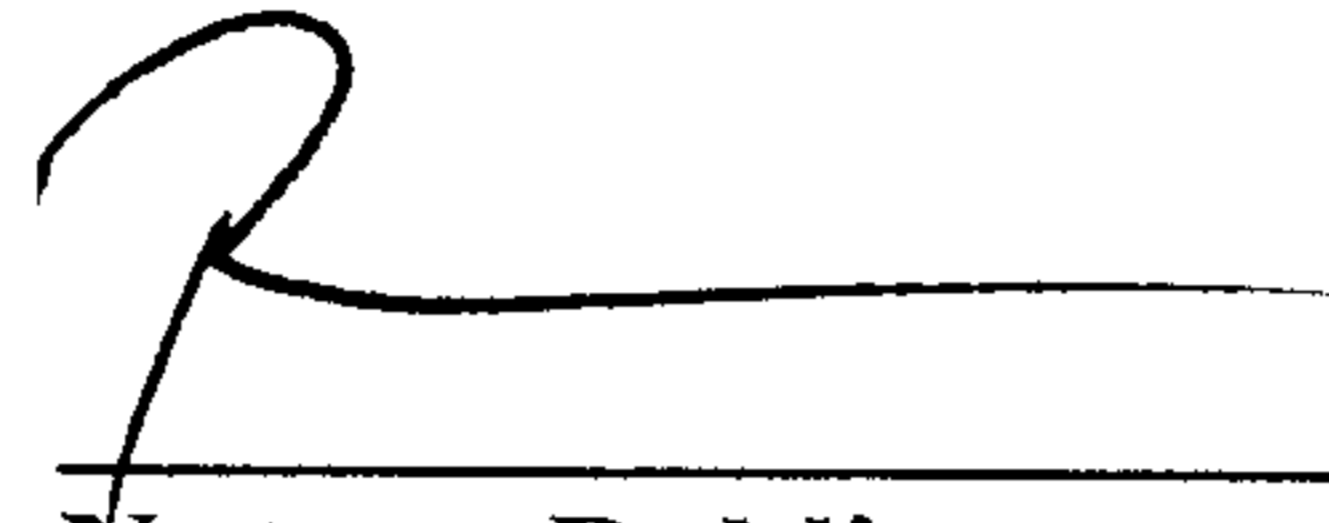
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

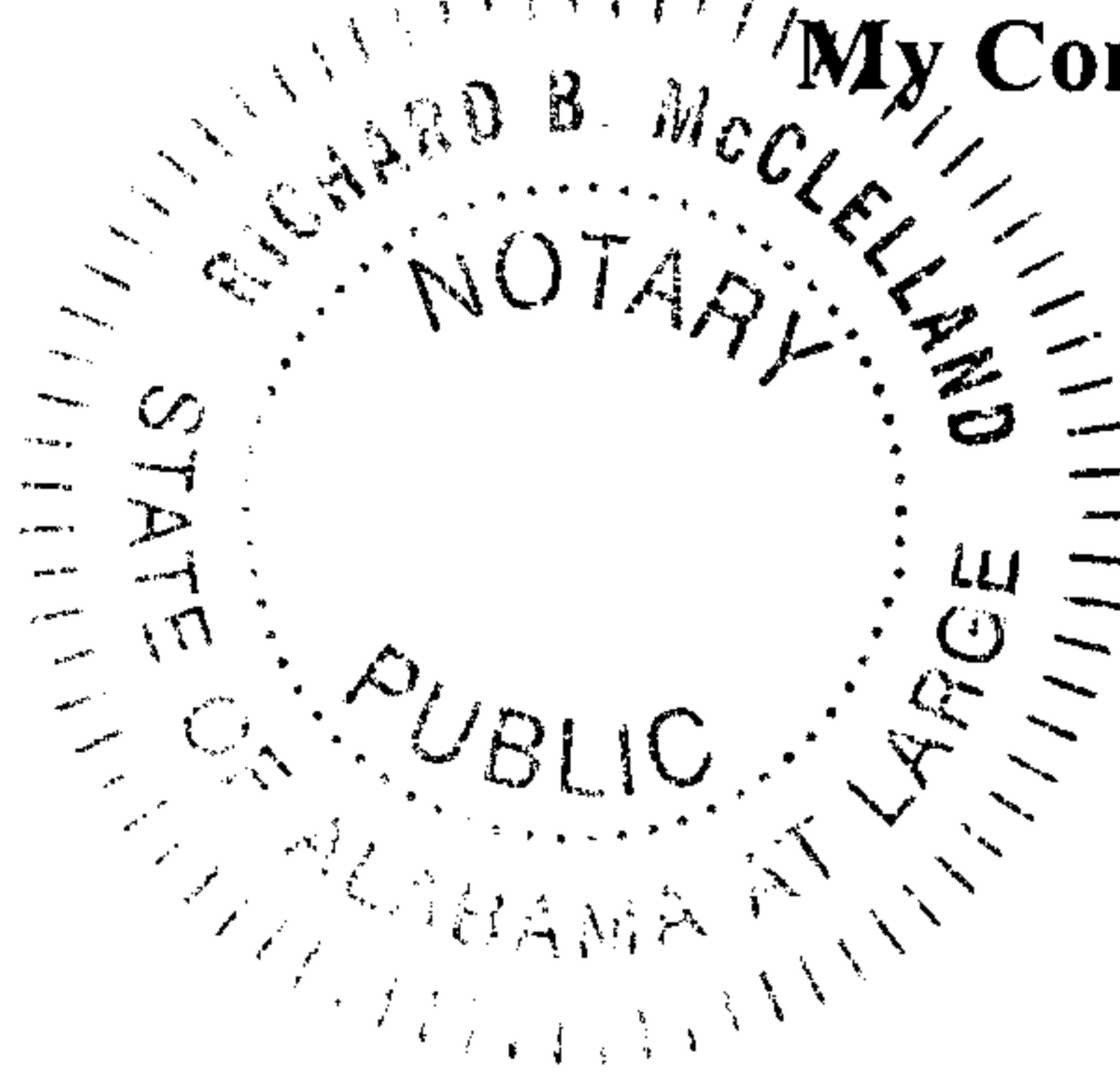
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kenneth C. Kyker and wife, Patricia Kyker, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), acknowledged before me on this day, 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 1st day of September, 2006.




Notary Public.

My Commission Expires:



_____(Seal)
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: OCT 21, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS


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