



2006100400490310 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
10/04/2006 08:49:51AM FILED/CERT

Send tax notice to:

**JOHNNY R. MOSS**  
**2607 VIXEN STREET**  
**HELENA, AL 35080**

STATE OF ALABAMA  
SHELBY COUNTY

This instrument prepared by:  
**CHARLES D. STEWART, JR.**  
**Executive Real Estate Group, LLC**  
**4898 Valleydale Road, Suite A-2**  
**Birmingham, Alabama 35242**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Thirty-Three Thousand and 00/100 and 00/100 Dollars (\$133,000.00) in hand paid to the undersigned, WILLIAM R. HOWERTON and CINDY L. HOWERTON, husband and wife (hereinafter referred to as "Grantor") by JOHNNY R. MOSS, an unmarried man (hereinafter referred to as Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 66, ACCORDING TO THE SURVEY OF BRAELINN VILLAGE PHASE 3, AS RECORDED IN MAP BOOK 14, PAGE 42, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$133,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her/their successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors

*Ex Real*

and assigns shall, warrant and defend the same to the Grantee, his/her/their successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 29th day of September, 2006.

William R. Howerton  
WILLIAM R. HOWERTON  
Cindy L. Howerton  
CINDY L. HOWERTON



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STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM R. HOWERTON and CINDY L. HOWERTON, 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 instrument signed his/her/their names on the day the same bears date.

Given under my hand and official seal this the 29th day of September, 2006.

Charles D. Stewart, Jr.  
Notary Public

Print Name:

Commission Expires:

4-13-08

