20061101000538780 1/2 \$48.00 Shelby Cnty Judge of Probate, AL 11/01/2006 12:37:19PM FILED/CERT

## WARRANTY DEED Joint tenants with right of survivorship

Shelby County, AL 11/01/2006 State of Alabama

Deed Tax:\$34.00

STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Six Hundred**, **Sixty Nine Thousand and no/100's Dollars (\$669,000.00)** and other good and valuable consideration to the undersigned grantors, **R. CONNOR FRAMER and wife**, **LUCY R. FARMER**, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors do grant, bargain, sell and convey unto as, **DOUGLAS A. MOORE and KAREN M. MOORE** as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

## See attached exhibit "A"

\$645,000.00 of the above consideration is paid by a Purchase Money Mortgage which is filed 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 hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees 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 we do, for ourselves and for our heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 27th day of October, 2006.

R. CONNOR FARMER

LUCY R. FARMER

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that R. Connor Farmer and Lucy R. Farmer, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, 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 seal this the 27th day of October, . 2006

OFFICIAL SEAL
F. WAYNE KEITH
NOTARY PUBLIC - ALABAMA
STATE AT LARGE
My Comm. Expires 12-8-2009

Notary Public

This instrument was prepared by:
F. Wayne Keith, Attorney
160 Yeager Parkway, Suite 105
Pelham, Alabama 35124

Send Tax Notice to:
Douglas A. Moore
3001 Ritha Circle
Birmingham, Alabama 35242

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## Exhibit "A"

A parcel of land in the NE ¼ of the SE1/4 of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the NE corner of the NE1/4 of the SE1/4 of said section 22; thence South along East line of said ¼-1/4 section a distance of 225.00 (map); thence turn 91degrees 18.5 minutes, a distance of 544.70 feet (map) to the point of beginning; thence continue along last described course, a distance of 468.1 feet (map); thence turn left 119 degrees 29 minutes 31 seconds, a distance of 177.20 feet; thence turn right 25 degrees 00 Minutes 23 seconds, a distance of 372.07 feet; thence turn left 111 degrees 50 minutes 16 seconds, a distance 111.84 feet; thence turn right 64 degrees 51 minutes 23 seconds, a distance of 104.51 feet (map): thence turn Left 11 degrees 53 minutes 33 seconds , a distance of 81.24 feet (map): thence turn left 106 degrees 39 minutes 12 seconds, a distance of 560.60 feet (map) ; thence turn left 09 degrees 59 minutes 14 seconds, a distance of 25.00 feet (map) to the point of the beginning.

Less and except the South ½ of the West 40 feet radius circle of Black Horse Bend, being the same property conveyed by Ben Street and Dorothy Jean Street, recorded in Deed Book 238, Page 310 in the Probate Office of Shelby County, Alabama.