


THIS INSTRUMENT PREPARED BY:
BOARDMAN, CARR, HUTCHESON & BENNETT, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
Steve H. Lee


20080206000050610 1/2 \$30.00
Shelby Cnty Judge of Probate, AL
02/06/2008 03:38:43PM FILED/CERT

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Fifteen Thousand Seven Hundred Fifty and 00/100 (\$15,750.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Harold E. Moore and Anne Moore, husband and wife**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Steve H. Lee**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Commence at a 1 inch rebar in place being the Northwest corner of Section 33, Township 20 South, Range 1 East, Shelby County, Alabama; thence proceed North 89 degrees 54 minutes 25 seconds East along the North boundary of said Section and along the South boundary of Section 28 for a distance of 33.90 feet (set 1/2 inch rebar) to a point on the Easterly right-of-way of Shelby County Road No. 55 to the point of beginning. From this beginning point continue North 89 degrees 54 minutes 25 seconds East along the North boundary of said Section 33 for a distance of 2,664.14 feet to a 1/2 inch rebar in place being the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 33; thence proceed North 12 degrees 34 minutes 41 seconds West along the East boundary of the Southeast 1/4 of the Southwest 1/4 of Section 28 for a distance of 50.45 feet (set 1/2 inch rebar); thence proceed South 89 degrees 31 minutes 03 seconds West for a distance of 585.61 feet (set 1/2 inch rebar); thence proceed South 89 degrees 04 minutes 57 seconds West for a distance of 749.81 feet (set 1/2 inch rebar); thence proceed South 88 degrees 24 minutes 28 seconds West for a distance of 1,318.35 feet to a point on the Easterly right-of-way of said road and the point of beginning. The above described land is located in the Southwest 1/4 of the Southwest 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 28, Township 20 South, Range 1 East, Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

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 GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 5th day of February, 2008.

g h a

Harold E. Moore
Harold E. Moore

Anne Moore
Anne Moore



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STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Harold E. Moore and Anne 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 the Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of February, 2008.

NOTARY PUBLIC

My Commission Expires: 12/28/10

H. E. M.

A. M.

Shelby County, AL 02/06/2008
State of Alabama

Deed Tax: \$16.00