

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

Shelby County, AL 09/15/2008
State of Alabama

Deed Tax: \$26.00

**STATE OF ALABAMA
JEFFERSON COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Two Hundred Twenty Six Thousand and No/100 (\$226,000.00)** and other valuable considerations to the undersigned **GRANTOR(S), Marilyn C. Pitts KNA Marilyn C. Matson-Moore and Husband Michael J. Moore** (hereinafter referred to as **GRANTOR(S)**), in hand paid by the **GRANTEE(S)** herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto **Joanna Hull and Matthew D. Hull** hereinafter referred to as **GRANTEE(S)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby, State of Alabama, to-wit:

LOT 19, ACCORDING TO THE SUBDIVISION PLAT OF FOOTHILLS POINT, RECORDED IN MAP BOOK 32, PAGE 33, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY ALABAMA.

TOGETHER WITH THE NON-EXCLUSIVE EASEMENT TO THE COMMON AREAS, AS MORE PARTICULARLY DESCRIBED IN THE FOOTHILLS POINT DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AS INSTRUMENT #20031223000824110 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

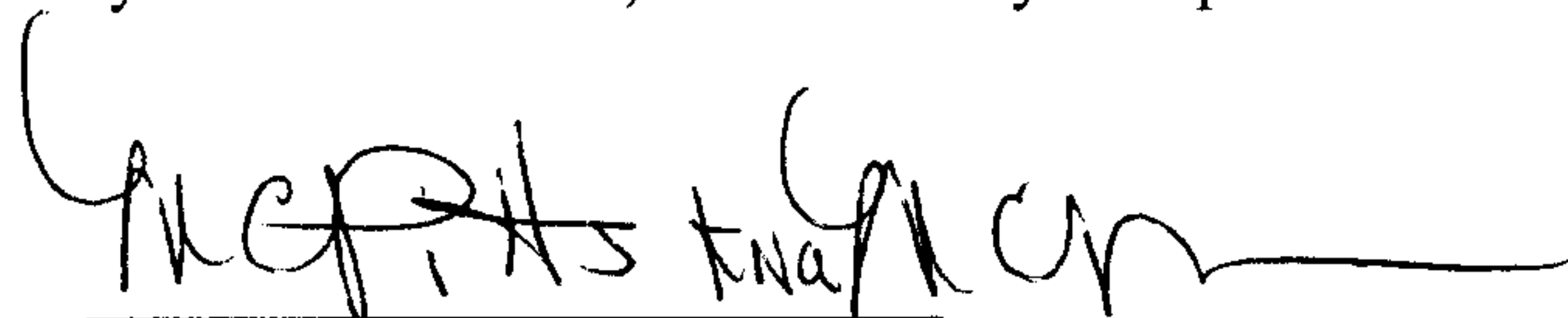
\$200,000.00 OF THE ABOVE CONSIDERATION WAS PAID FORM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREOWTH.

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records. Ad valorem taxes for the year 2008, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, to the said **GRANTEE (S)**, for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I(we) have a good right to sell and convey the same to the said **GRANTEE(S)**, their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby **WARRANT AND WILL FOREVER DEFEND** the title to said property and the possession thereof.

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


MARILYN C. PITTS KNA MARILYN C.
MATSON-MOORE

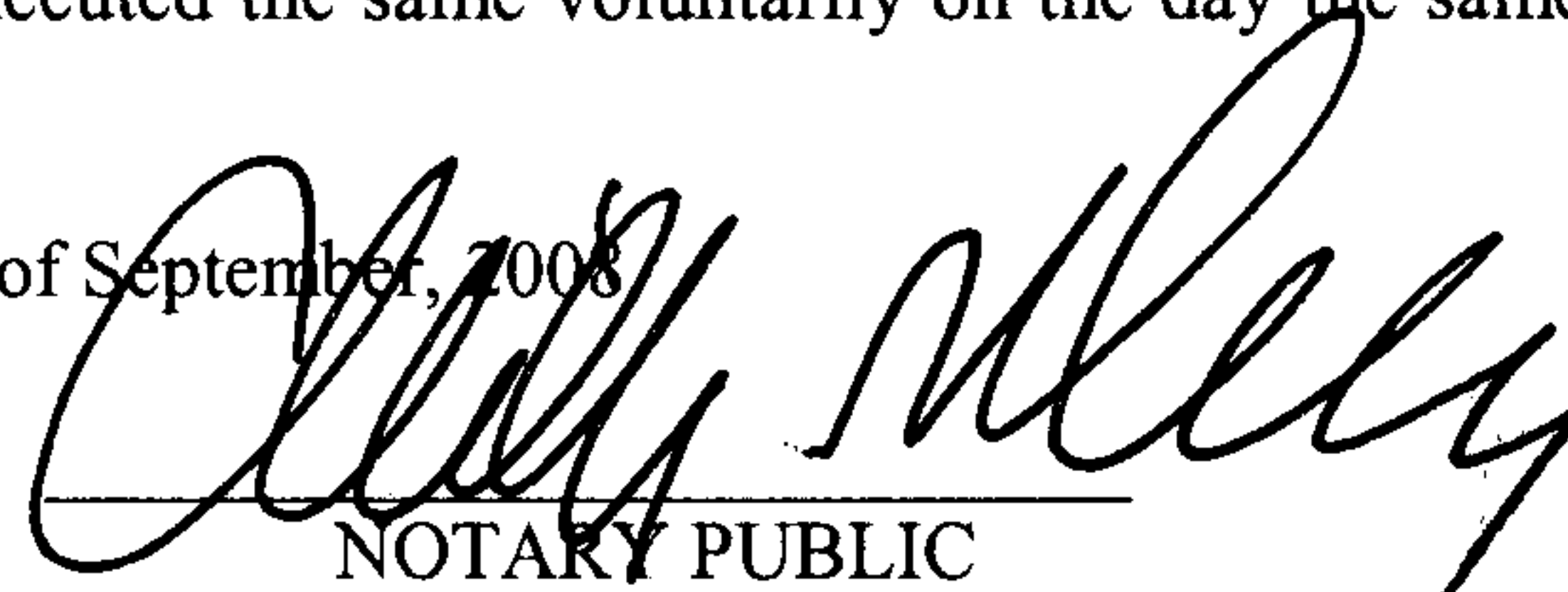

MICHAEL J. MOORE

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said county and state hereby certify **MARILYN C. PITTS KNA MARILYN C. MATSON-MOORE AND MICHAEL J. MOORE** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 5 day of September, 2008

My Comm. Exp.:


NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
2871 ACTON ROAD, SUITE 101
BIRMINGHAM, ALABAMA 35203

SEND TAX NOTICE TO:
JOANNA HULL
487 FOOTHILLS PARKWAY
CHELSEA, ALABAMA 35043

**CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/07/09**