20090410000134200 1/1 \$15.00 Shelby Cnty Judge of Probate, AL 04/10/2009 02:57:01PM FILED/CERT

This instrument was prepared by: David P. Condon, P. C. 100 Union Hill Drive Ste 200 Birmingham, AL 35209

Send tax notice to: Timothy R. Moore 3632 Robin Circle Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA)			
	•			
SHELRY COUNTY	`	KNOW ALL MEN R	V THESE	PRESENTS

That in consideration of Two Hundred Twelve Thousand and 00/100 Dollars (\$212,000.00) to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

David B. Smith and his wife Adelia Smith

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Timothy R. Moore

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

Lot 48, according to the Survey of Sunny Meadows, 3rd Sector, as recorded in Map Book 9, Pages 91 A & B, in the Probate Office of Shelby County, Alabama.

\$208,160.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to:

- 2009 ad valorem taxes not yet due and payable;
- all mineral and mining rights not owned by the Grantors; and
- all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD Unto Grantee, his/her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from 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 Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

(Seal)

IN WITNESS WHEREOF, we have set our hands and seals, this 1st day of April, 2009.

STATE OF ALABAMA

JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that David B. Smith and Adelia Smith 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of April, 2009

Notary Public: Divid P. Condon My Commission Expires: 2-12-10

Adelia Smith

(Seal)