

This instrument was prepared by

DAVID A. BEDGOOD
140 BOWLING LANE
PELHAM, ALABAMA 35124

SEND TAX NOTICE TO:

Phillip Robert Mosca
616 Treymoor Lake Circle
Alabaster, Alabama 35007

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE HUNDRED NINETEEN THOUSAND AND NO/100'S (\$119,000.00) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, We, **ROBIN S. MIMS AKA ROBIN C. MOSES AND JERAL W. MOSES, Wife and Husband** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, **PHILLIP ROBERT MOSCA** (herein referred to as GRANTEEES, whether one or more), the following described real estate, situated in **SHELBY County, Alabama** to-wit:

Lot 601, according to the Survey of Weatherly Aberdeen Sector 18, as recorded in Map Book 21, Page 148, in the Office of the Judge of Probate of Shelby County, Alabama.

\$116,844.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

For advalorem tax purposes the property address is **616 Treymoor Lake Circle, Alabaster, Alabama 35007** Shelby County, Alabama

The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.

And I do, for myself and for my heirs, executors and administrators, covenant with said GRANTEEES, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We, **ROBIN S. MIMS AKA ROBIN C. MOSES AND JERAL W. MOSES**, have hereunto set my (our) hand(s) and seal(s) this 29th day of **JULY, 2009**.

Robin C. Moses (SEAL)
ROBIN S. MIMS AKA ROBIN C. MOSES

Jeral W. Moses (SEAL)
JERAL W. MOSES

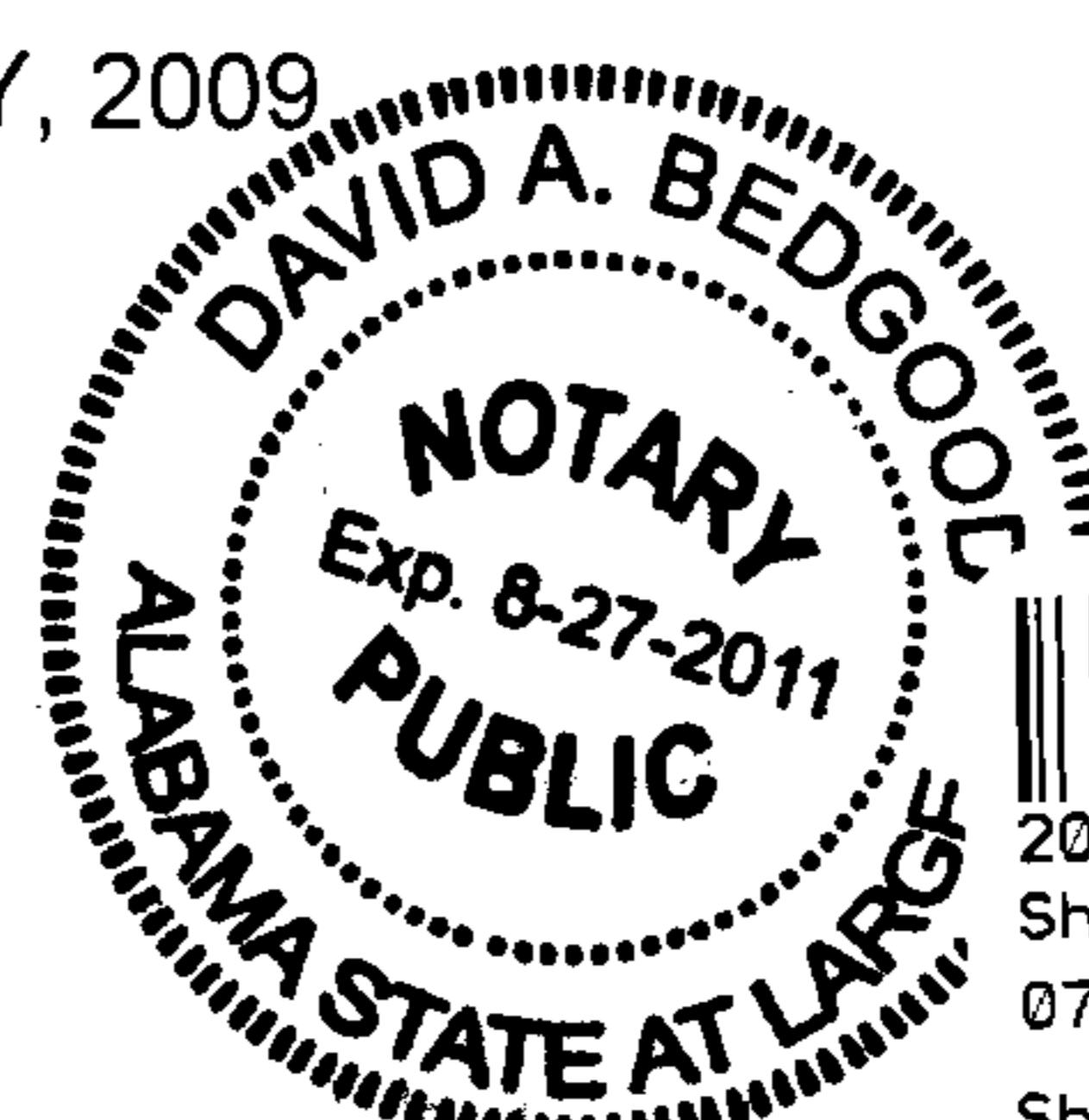
**STATE OF ALABAMA
COUNTY OF SHELBY**

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that **ROBIN S. MIMS AKA ROBIN C. MOSES AND JERAL W. MOSES** 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 29th day of JULY, 2009.

Notary Public:

My commission expires:



20090729000290400 1/1 \$13.50
Shelby Cnty Judge of Probate, AL
07/29/2009 01:10:02 PM FILED/CERT
Shelby County, AL 07/29/2009
State of Alabama
Deed Tax : \$2.50