

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

Send tax notice to:
Roy E. Moore
454 Oxford Way
Pelham, Alabama 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
:
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Two Hundred Sixty Thousand and 00/100 Dollars (\$260,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I,

Maurice Glorioso, a married person

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

Roy E. Moore and Beverly L. Moore

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 2612, according to the Survey of Weatherly Highlands
The Ledges, Sector 26, Phase One, as recorded in Map Book
26, page 145, in the Probate Office of Shelby County,
Alabama.**

\$208,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

The property described above and conveyed herein is not the homestead of the grantor nor his spouse.

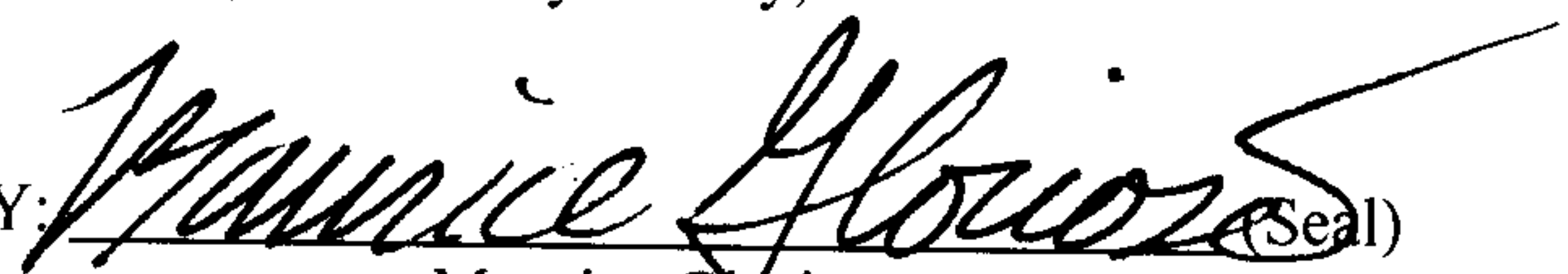
The grantor Maurice Glorioso acquired the interest of Russell H. Glorioso in the property described above by Quitclaim Deed executed on March 1, 2010 and recorded in Instrument 20100301000059830. Russell H. Glorioso was the brother of the grantor herein Maurice Glorioso. At the time Russell H. Glorioso deeded his interest in the property to Maurice Glorioso, the property described above was not the homestead of Russell H. Glorioso nor his spouse.

Subject to: (1) 2011 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this 3rd day of May, 2011.

BY:  (Seal)
Maurice Glorioso

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Maurice Glorioso, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of May, 2011.


Notary Public: David P. Condon
My Commission Expires: 2-12-14