



20120112000015230 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
01/12/2012 10:32:15 AM FILED/CERT

This instrument was prepared by:  
Kracke & Thompson, LLP  
2204 Lakeshore Drive, Ste 306  
Birmingham, AL 35209

**Send Tax Notice To:**

# WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$168,000.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Jack L. Moody, by Loretta M. Hawkins as his attorney in fact by that power of attorney recorded in Instrument No.

2012011200015220 in the Probate Office of Shelby County, Alabama, and Peggy M. Moody, husband and wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Hunter Lawley and Katie Lawley (herein referred to grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Subject to ad valorem taxes for the current year and subsequent years.

Subject to restrictions, reservations, conditions, and easements of record.

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEEES as joint tenants with right of survivorship, their heirs and assigns forever.

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

Note; \$169,744.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 30th day of November, 2011.

Jackie L Moody Soulla M Hawkins  
Jack L. Moody P.C.A.  
Peggy M Moody  
Peggy M. Moody

State of Alabama  
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Jack L. Moody, by Loretta M. Hawkins as his attorney in fact, and Peggy M. Moody, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 30th day of November, 2011.

Anna Wightmoseen  
Notary Public  
Commission Expires: 3/5/13





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**EXHIBIT "A"**  
**Legal Description**

A parcel of land located in the SW corner of the SW 1/4 of the SE 1/4 of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the SW corner of above mentioned 1/4 - 1/4, said point being the Point of Beginning; thence North 05 degrees 19 minutes 29 seconds West a distance of 306.50 feet to a point, said point lying on the Southerly right of way line of Alabama Highway #155 (80 foot right of way); thence South 58 degrees 15 minutes 00 seconds East and along said right of way line a distance of 579.95 feet; thence South 90 degrees 00 minutes 00 seconds West and leaving said right of way line a distance of 464.72 feet to the Point of Beginning.