

STATE OF ALABAMA)
COUNTY OF SHELBY)

20120329000108670 1/1 \$57.00
Shelby Cnty Judge of Probate, AL
03/29/2012 04:15:28 PM FILED/CERT

Shelby County, AL 03/29/2012
State of Alabama
Deed Tax: \$45.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Forty-five Thousand Dollars (\$45,000.00) paid to the undersigned grantors, Bradley Jason Moore and wife Tammie Rich Moore ("Grantor"), by Alice Hawkins Lobell herein referred to as Grantee, the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama to wit:

Lot 12 According to the Survey of Woodvale as recorded in Map Book 12 Pages 21 and 22 in the Probate Office of Shelby County Alabama. Said property being situated in Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained with this transaction.
2. Mining and mineral rights including release of damages recorded in Deed Book 86 page 182.
3. Right of way granted to Alabama Power Company recorded in Real 189 page 620.
4. Agreement with Alabama Power Company recorded in Real 189 page 630.
5. Right of way granted to Colonial Pipeline as recorded in Deed Book 223 page 431 and Deed Book 268 page 211.
6. Right of way granted to Shelby County as recorded in Deed Book 271 page 726.
7. Easement granted to Southern Natural Gas as recorded in Deed Book 91 page 231.
8. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20100406000103720, in the Probate Office of Shelby County Alabama. This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in aforesaid property to the grantee.

TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, her or her heirs, successors, and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid and that it will, and its successors and assigns shall warrant and defend the same to the said Grantee, her heirs, executor, successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on the 22 day of March 2012.

WITNESS:

Audrey Harris

Bradley J. Moore
Bradley Jason Moore

Tammie Rich Moore
Tammie Rich Moore

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bradley Jason Moore and Tammie Rich Moore, is 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.

Given under my hand and official seal this 22 day of March, 2012.

Notary Public:

Kay L Moore

My commission expires: 8-13-2013

Prepared by:

Alice Lobell
100 Mainsail Circle
Alabaster, AL 35007