

THIS INSTRUMENT PREPPARED BY:

F. Wayne Keith

Law Offices of F. Wayne Keith PC

120 Bishop Circle

Pelham, Alabama 35124

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WARRANTY DEED

Joint tenants with right of survivorship

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Five Thousand and no/100's Dollars (\$105,000.00)** to the undersigned grantors,

Brett G. Winford and wife, Nancy Ann Winford

in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto the grantees,

Robert R. Moore, III and Laura A. Moore

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 1, 2 & 3, according to the Survey of Winford's Family Lake Lot Subdivision, as recorded in Map Book 39, Page 145, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Taxes for the year 2013 and subsequent years.**
- 2. Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.**
- 4. Right-of-way granted to Alabama Power Company recorded in Volume 248, Page 381.**
- 5. Flood easement recorded in Volume 244, Page 725.**
- 6. Less and except any part in Lake.**
- 7. Riparian rights associated with the River under applicable State and/or Federal law.**
- 8. Easement to Colonial Pipe Line recorded in Volume 220, Page 503.**

\$90,000.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

Shelby County, AL 07/30/2013
State of Alabama
Deed Tax: \$15.00

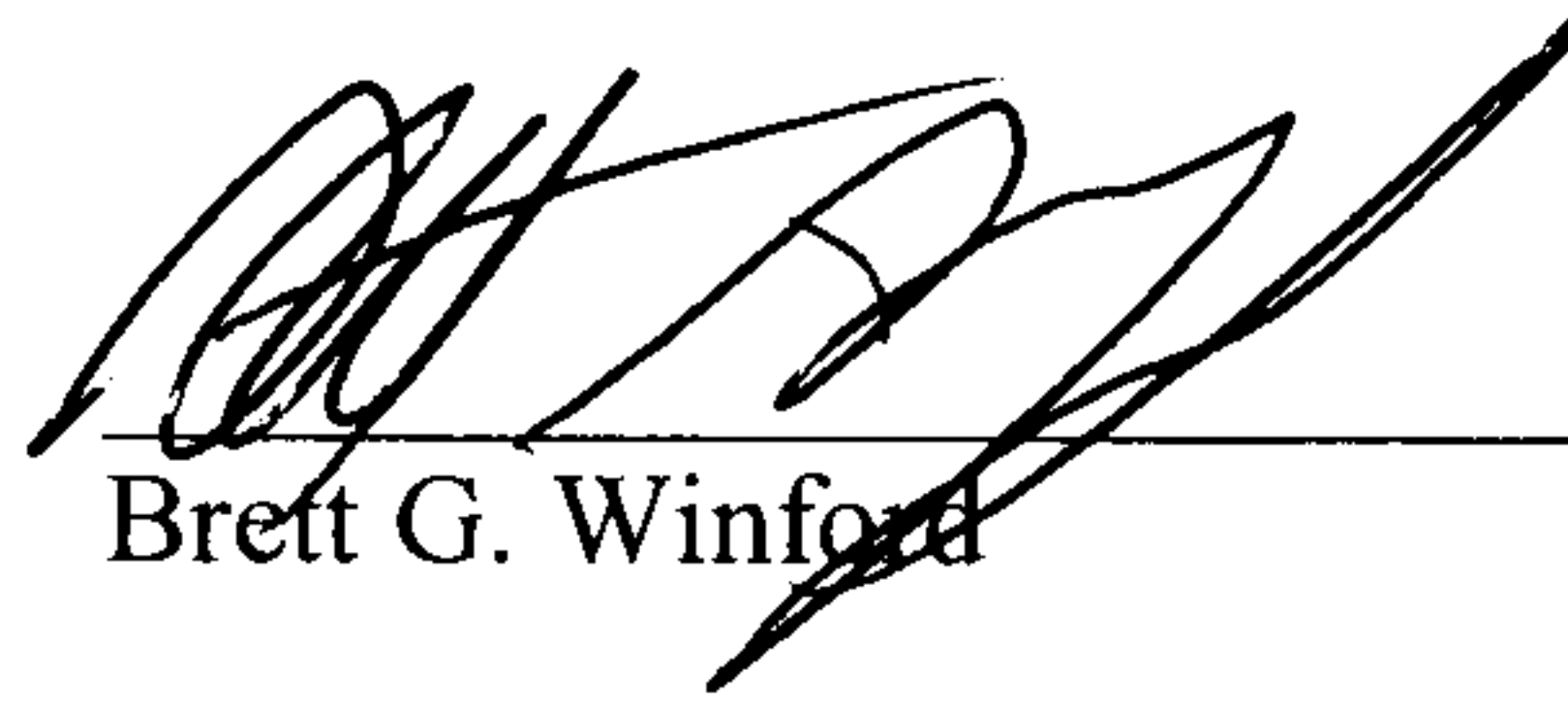

20130730000309790 1/3 \$33.00
Shelby Cnty Judge of Probate, AL
07/30/2013 02:23:35 PM FILED/CERT

TO HAVE AND TO HOLD, to the said 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 or more grantees 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 we do, for ourselves and for our heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set my hand and seal, this the 29th day of July, 2013.

WITNESS:

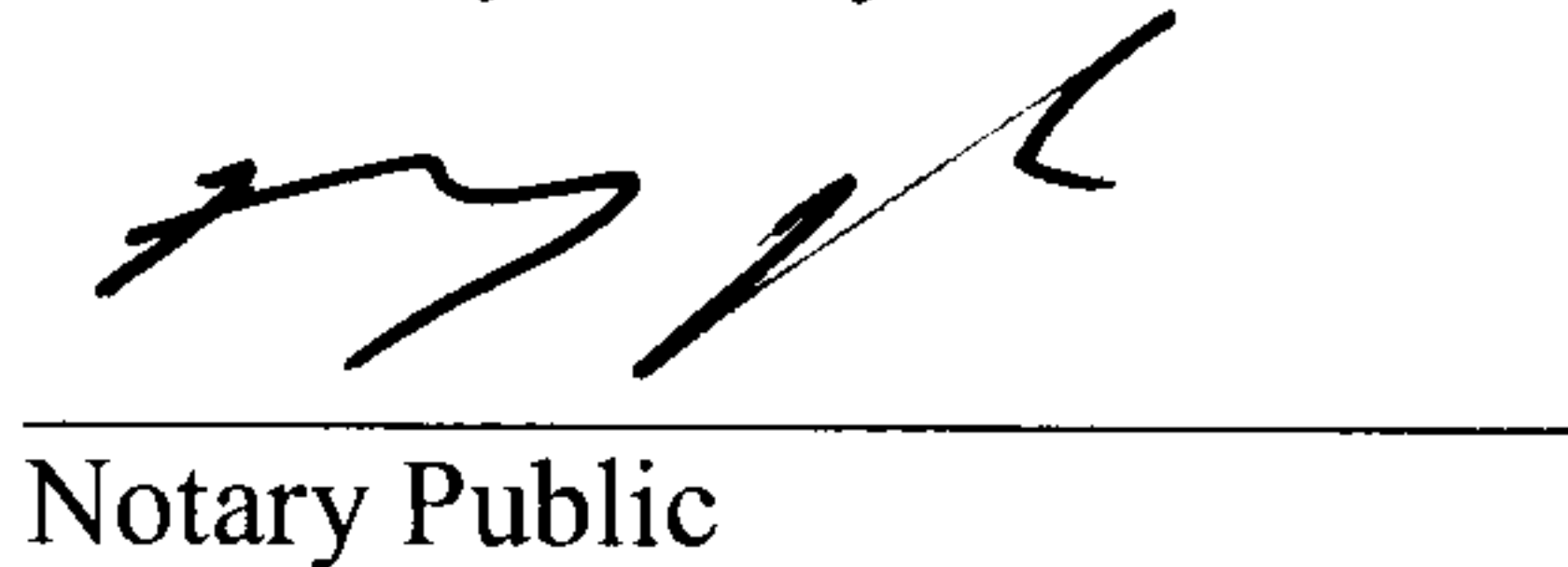

Brett G. Winford


Nancy Ann Winford

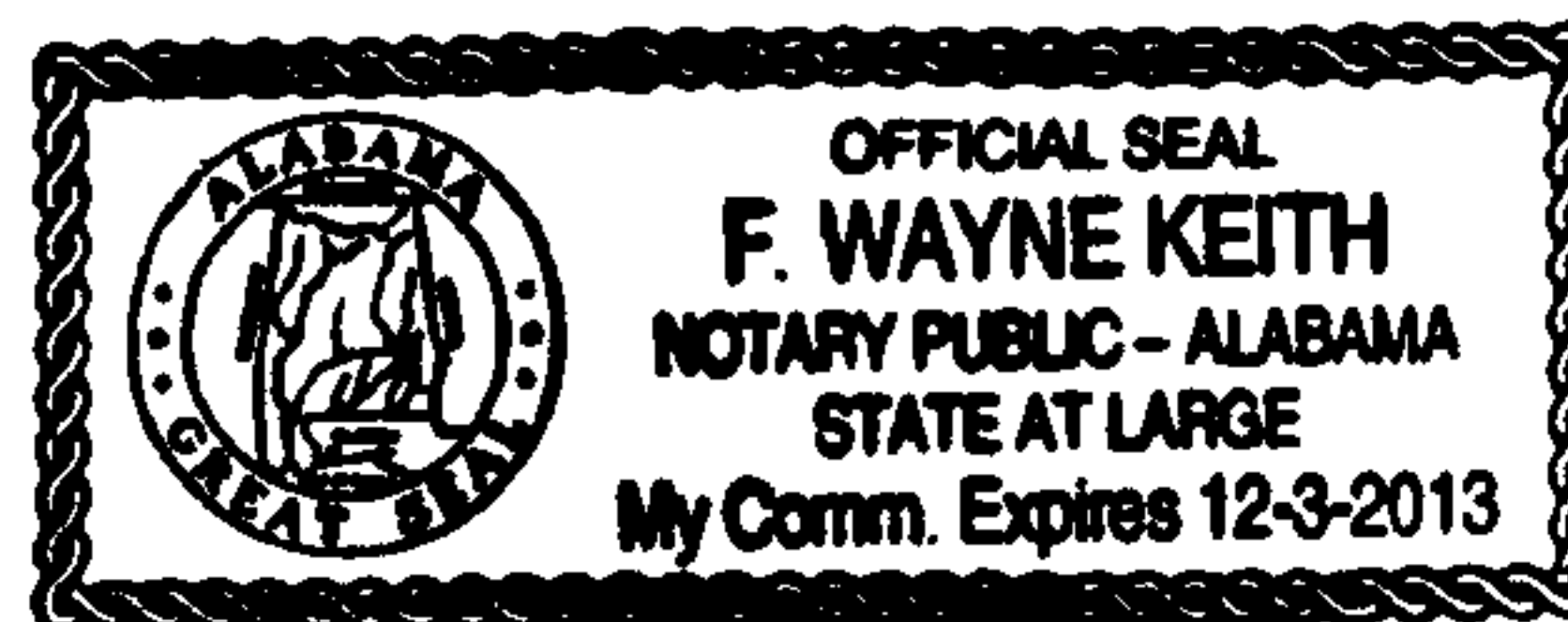
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that, Brett G. Winford and Nancy Ann Winford, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, 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 seal this the 29th day of July, 2013.


Notary Public

SEND TAX NOTICE TO:
Robert R. Moore, III
1821 Lake Knoll Drive
Helena, Alabama 35080




20130730000309790 2/3 \$33.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: Brett G. Winford
Nancy Ann Winford

Grantees' Name: Robert R. Moore, III
Laura A. Moore

Mailing Address :357 Highway 1068
Verbena, AL 36091

Mailing Address: 1821 Lake Knoll Drive
Helena, AL 35080

Property Address: 6298 Highway 17
Helena, AL 35080
6302 Highway 17
Helena, AL 35080
6306 Highway 17
Helena, AL 35080

Date of Transfer: July 29, 2013
Total Purchase Price \$105,000.00
or
Actual Value \$
or
Assessor's Market Value \$

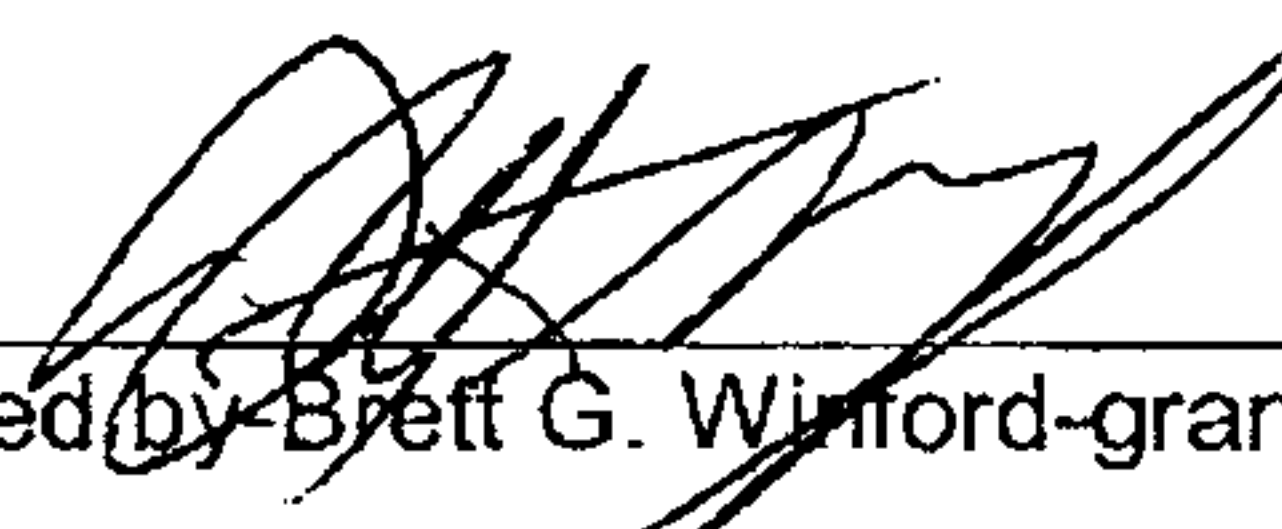
The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

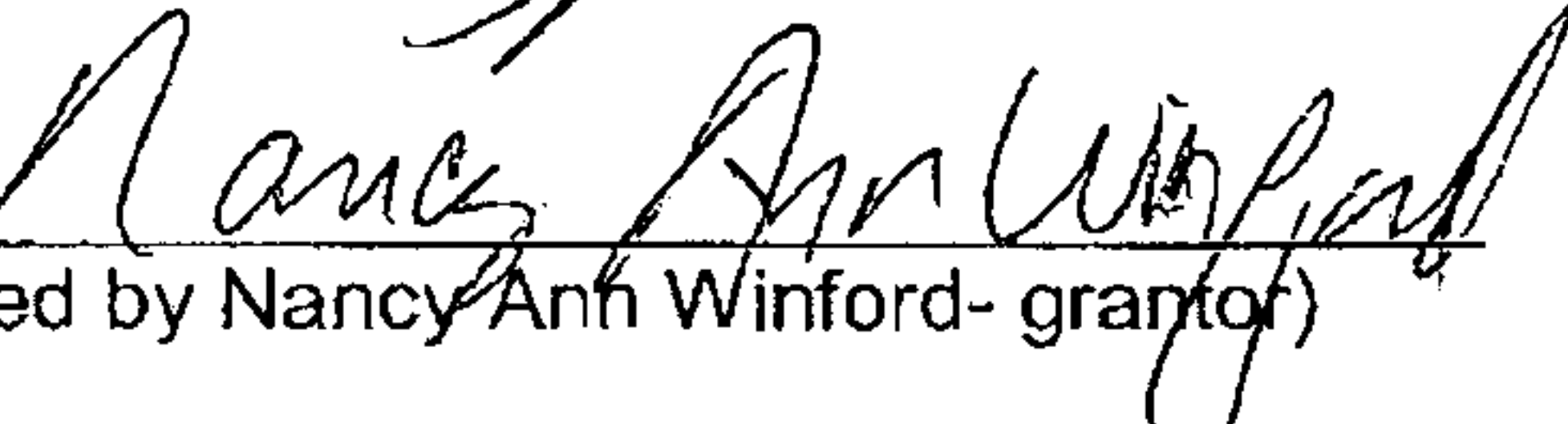
☐ Bill of Sale
☒ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

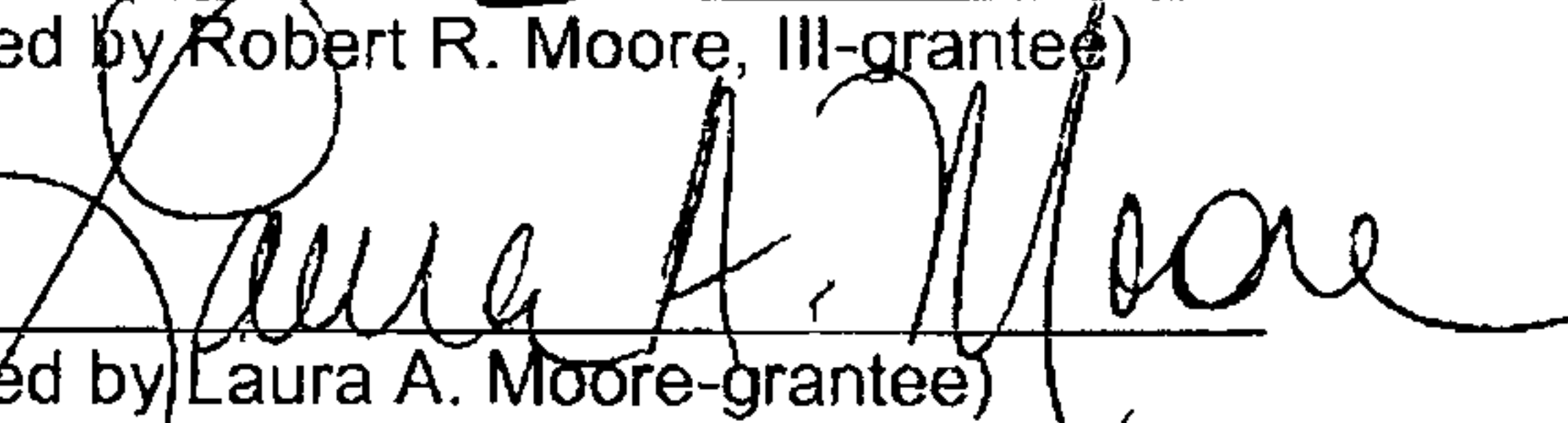
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: July 29 2013

x Sign 
(verified by Brett G. Winford-grantor)

x Sign 
(verified by Nancy Ann Winford-grantor)

x Sign 
(verified by Robert R. Moore, III-grantee)

x Sign 
(verified by Laura A. Moore-grantee)



20130730000309790 3/3 \$33.00
Shelby Cnty Judge of Probate, AL
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