

This instrument was prepared by:
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3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Hosea Moore
Twanda Moore

250 Hidden Valley Dr
Montevallo AL 35115

20140903000276360 09/03/2014 12:13:34 PM DEEDS 1/2

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$149,900.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Mary L. Hollingsworth a widowed person by Kathy Sue Hollingsworth Varnadore aka Kathy Sue Hollingsworth Vardamore as Attorney-in-Fact and Kathy Hollingsworth Varnadore, a married person. This does not constitute the Homestead property of Grantor Kathy Hollingsworth Varnadore or her spouse, whose mailing address is 906 Sedgefield Drive, Sylacauga, AL 35150 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Hosea Moore and Twanda Moore, whose mailing address is

250 Hidden Valley Dr. Montevallo AL 35115 (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, the address of which is 250 Hidden Valley Drive, Montevallo, AL 35115; 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 GRANTEES 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 GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$147,184.00 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 15th day of August, 2014.

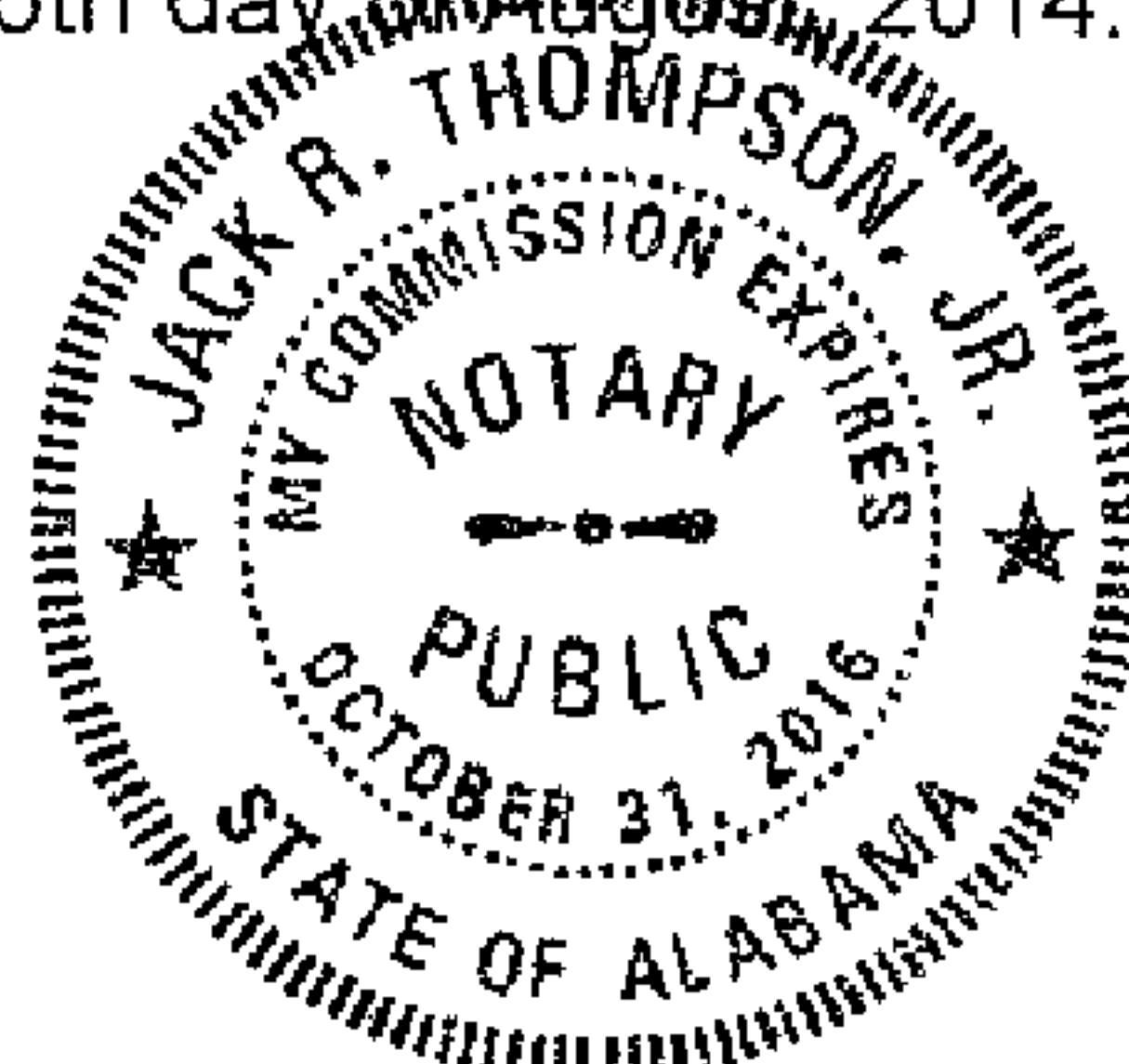
Mary L. Hollingsworth by Kathy Sue Hollingsworth
Mary L. Hollingsworth by Kathy Sue Hollingsworth
Hollingsworth Varnadore as Attorney-in-Fact
Kathy Hollingsworth Varnadore
Kathy Hollingsworth Varnadore
Varnadore
as Attorney-in-Fact

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Kathy Sue Hollingsworth Varnadore aka Kathy Hollingsworth Varnadore whose name Individually and as Attorney in Fact for Mary L. Hollingsworth is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, individually and in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 15th day of August, 2014.

[Signature]
Notary Public
Commission Expires: 10/31/2016



S14-2061HUD

EXHIBIT "A"
Legal Description

Lot 4, in Block 1, according to the Survey of Hidden Valley Estates, as recorded in Map Book 6, Page 36, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/03/2014 12:13:34 PM
\$20.00 CHERRY
20140903000276360

S14-2061HUD

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.