This instrument was prepared by	Send Tax Notice To:	
Halbrooks & Allen, LLC	Jeffrey W. Jordan	
#1 Independence Plaza - Suite	3001 Ritha Circle	
Birmingham, AL 35209	Birmingham, AL 35242	
	(which is also the property address)	
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP		
STATE OF ALABAMA)	
COUNTY OF SHELBY	KNOW ALL MEN BY THESE PRESENTS,)	
That in consideration of	Five Hundred Eighty-Five Thousand and No/100 (\$585,000.00) Dollars (as evidenced by closing statement)	
acknowledged, I/we, (whose address is: 85	Douglas A. Moore and Karen M. Moore, Husband and Wife As Mine Hil R. J. Lindian Spring de 35124 RS) do grant, bargain, sell and convey unto Jeffrey W. Jordan and Jamie W. Jordan (whose address is the property address)	

(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following described real estate situated in <u>Shelby</u> County, Alabama to-wit:

See attached Exhibit "A" for legal description of the property which is incorporated herein for all purposes.

Subject to: current taxes, easements, restrictions, rights-of-way and liens of record.

\$ 468,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto 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 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 (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.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 6th day of

(Seal)

Douglas A. Moore, by

Karen M. Moroe, his Attorney-in-Fact

Karen M. Moore

STATE OF ALABAMA)	
JEFFERSON COUNTY)	Representative Acknowledgment
Douglas A. Moore	olic in and for said County, in said State, hereby certify thatwhose name(s) asAttorney-in-Factfor/of Karen M. Moore
is signed to the foregoing conveyance, and day that, being informed of the contents	nd who is known to me, acknowledged before me on this of the conveyance, <u>she</u> , in <u>her</u> capacity as such voluntarily on the day the same bears date.
	al seal this 6th day of October, A.D., 2017. William H. Halbrooks Notary Public
My Commission Expires: 4/21/20	William H. Halbrooks Notary Public Pu
STATE OF ALBAMA)
COUNTY OF JEFFERSON	General Acknowledgment)
Karen M. Moore conveyance, and who is/are known to informed of the contents of the conve	ublic in and for said County, in said State, hereby certify that, whose name(s) is/are signed to the foregoing me, acknowledged before me on this day, that, being yance, he/she/they executed the same voluntarily on the day
the same bears date.	
Given under my hand and offi	cial seal this 6th day of October, 2017.
	Win Musiking HALBROWN
My Commission Expires: 4/21/20	William H. Halbrooks, Notary Public ARY
	AMA STATE III

Exhibit "A"

Attached Legal Description

A parcel of land in the NE 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the NE corner of the NE 1/4 of the SE 1/4 of said Section 22; thence South along East line of said 1/4-1/4 section a distance of 225.00 (map); thence turn right 91 degrees 18.5 minutes, a distance of 544.70 feet (map) to the point of beginning; thence continue along last described course, a distance of 468.1 feet (map); thence turn left 119 degrees 29 minutes 31 seconds, a distance of 177.20 feet; thence turn right 25 degrees 00 minutes 23 seconds, a distance of 372.07 feet; thence turn left 111 degrees 50 minutes 16 seconds, a distance of 111.84 feet; thence turn right 64 degrees 51 minutes 23 seconds, a distance of 104.51 feet (map); thence turn left 11 degrees 53 minutes 33 seconds, a distance of 81.24 feet (map); thence turn left 106 degrees 39 minutes 12 seconds, a distance of 560.60-feet (map); thence turn left 09 degrees 59 minutes 14 seconds, a distance of 25.00 feet (map) to the point of beginning.

Less and except the South 1/2 of the West 40 feet radius circle of Black Horse Bend, being the same property conveyed by Ben Street and Dorothy Jean Street, recorded in Deed Book 238, Page 310 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
10/10/2017 12:17:56 PM
\$138.00 CHERRY
20171010000367670

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