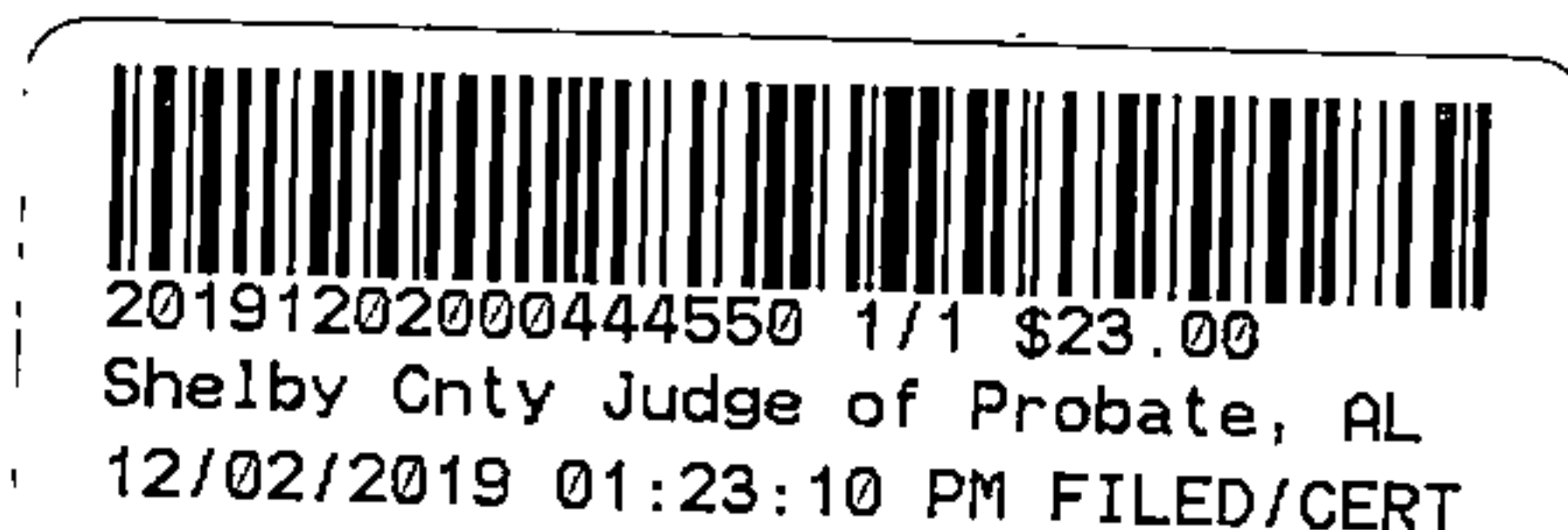


NOTE: This instrument was prepared without benefit of title evidence. Description furnished by Grantee.

This instrument was prepared by:

Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051



Send Tax Notice to:

Joseph S. Moore  
Karol Ann Moore  
234 Southern Hills Drive  
Calera, AL 35040

## WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE DOLLARS and NO/100 (\$1.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Victor Binkerd, a married man, hereby grant, bargain, sell and convey unto ~~Joseph S. Moore and Karol Ann Moore~~, the following described real estate, situated in: Shelby County, Alabama, to-wit:

A 12-foot wide ingress/egress easement lying 6-feet either side of and parallel to the following described centerline:

Commence at the NW corner of the NE ¼ of the NW ¼ of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama; thence North 87 degrees 29 minutes 42 seconds East for a distance of 720.62 feet; thence South 20 degrees 52 minutes 23 seconds East for a distance of 1.38 feet to the point of beginning of said centerline; thence North 69 degrees 43 minutes 54 seconds East for a distance of 15.18 feet; thence North 74 degrees 56 minutes 25 seconds East for a distance of 19.05 feet; thence North 78 degrees 07 minutes 45 seconds East for a distance of 69.98 feet to the Westerly right of way line of Shelby County Highway 47 and the point of ending of said centerline.

Subject to taxes for 2019 and subsequent years, restrictions, easements and rights of way of record.

No part of the homestead of the Grantor herein or his spouse.

TO HAVE AND TO HOLD to the said grantee, his, her or 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17 day of October, 2019.

Victor A Binkerd

[Signature]  
Victor Binkerd

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Victor Binkerd, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of October, 2019.

Catherine Scott  
Notary Public

My Commission Expires:

August 20, 2023

