

1420

SEND TAX NOTICE TO:

(Name) John Paul Mooney and Rhonda Renae Mooney
(Address) 6040 Cross Creek Drive Sterrett, AL 35147

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100 (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Sam Jack Shaw and wife, Minnie Lee Shaw
(herein referred to as grantors) do grant, bargain, sell and convey unto
John Paul Mooney and wife, Rhonda Renae Mooney

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

A tract of land situated in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 12, Township 19 South, Range 1 West, being more particularly described as follows:

Commence at the SW Corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 12, Township 19 South, Range 1 West and run easterly along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, 177.00' to the Point of Beginning; thence continue along last described course 245.00'; thence left 89 $^{\circ}$ 44'03" and run northerly 360.00'; thence left 90 $^{\circ}$ 15'57" and run westerly 245.00'; thence left 89 $^{\circ}$ 44'03" and run southerly 360.00' to the Point of Beginning. Containing 2.02 acres, more or less. According to the survey of Robert C. Farmer, P.L.S., AL Reg. No. 14720, dated February 20, 1990. Less and except public road right of way of Cross Creek Drive which was formerly known as Charles Shaw Road.

This deed has been executed for curative purposes to correct the erroneous description as contained in that certain deed recorded in Real Book 035, Page 318 ^{in the office} of the Judge of Probate of Shelby County, Alabama.

BOOK 279 PAGE 931

1. Deed Tax	_____
2. Mtg. Tax	_____
3. Recording Fee	2.50
4. Indexing Fee	3.00
5. No Tax Fee	1.00
6. Certified Fee	1.00
Total	7.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
90 FEB 22 PH 3:57
Thomas A. Shaw
JUDGE OF PROBATE

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, we have hereunto set our hand(s) and seal(s), this 20th

day of February, 19 90.

WITNESS:

(Seal)

(Seal)

(Seal)

Sam Jack Shaw (Seal)
Sam Jack Shaw
Minnie Lee Shaw (Seal)
Minnie Lee Shaw

(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sam Jack Shaw and wife, Minnie Lee Shaw whose names are 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of February, A. D., 19 90

Paul H. DeLoach