

This instrument was prepared by

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HARRISON, CONWILL, HARRISON & JUSTICE
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Howard R. Mooney, Jr. and wife, Eva D. Mooney
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

James Michael Mooney

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

A parcel of land in the S $\frac{1}{2}$ of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 14, Township 21 South, Range 2 West, described as follows: Commence at the Southwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 14; thence run North along the West $\frac{1}{2}$ - $\frac{1}{2}$ line 334.43 feet; thence turn right 92 deg. 35 min. 14 sec. and run East 761.75 feet to the point of beginning; thence continue last course 224.74 feet; thence turn right 90 deg. 00 min. 00 sec. and run South 273.36 feet to the centerline of a chert road and the centerline of a 20 foot easement for ingress, egress and utilities; thence turn right 94 deg. 16 min. 12 sec. and run Northwest along said centerline 80.73 feet; thence turn right 24 deg. 40 min. 01 sec. and run Northwest along said centerline 164.80 feet; thence turn right 61 deg. 03 min. 47 sec. and run North 187.61 feet to the point of beginning. Containing 1.25 acres, more or less.

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Grantors further grant, bargain and sell to Grantee a non-exclusive easement for ingress and egress and utilities, 20 feet wide, 10 feet on each side of the following described centerline: Commence at the Southwest corner of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 14, Township 21 South, Range 2 West; thence run North along the West $\frac{1}{2}$ - $\frac{1}{2}$ line 669.11 feet; thence turn right 92 deg. 21 min. 37 sec. and run East 538.03 feet to the point of beginning of said centerline; thence run Southeast along the centerline of an existing chert road the following bearings and distances; From last described course turn right 54 deg. 29 min. 17 sec. a distance of 52.88 feet; thence turn right 29 deg. 19 min. 00 sec. a distance of 133.62 feet; thence turn left 12 deg. 01 min. 15 sec. a distance of 247.84 feet; thence turn left 28 deg. 11 min. 20 sec. a distance of 160.46 feet; thence turn left 14 deg. 39 min. 29 sec. a distance of 164.80 feet; thence turn left 24 deg. 40 min. 01 sec. a distance of 493.41 feet to a point on the West right-of-way of Shelby County Highway No. 331 and the end of said centerline.

...	50
...	350
...	300
...	100
Total	700

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 27th
day of June, 19 91.

STATE OF ALA. SHELBY CO.	(SEAL)	<u>Howard R. Mooney, Jr.</u>	(SEAL)
I CERTIFY THIS	(SEAL)	<u>Eva D. Mooney</u>	(SEAL)
INSTRUMENT WAS FILED	(SEAL)		
91 JUL 12 PM 2:12	(SEAL)		(SEAL)

STATE OF ALABAMA
SHELBY

JUDGE OF PROBATE
COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County,
in said State, hereby certify that Howard R. Mooney, Jr. and wife, Eva D. Mooney

Whose name(s) 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 27th day of June, A.D. 19 91.

Kelly S. Armistead