

State of Alabama

Shelby

County

1991

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars and other good and valuable consideration -DOLLARS-

to the undersigned grantor Nathan L. Mooney, a single man

in hand paid by Luther Franklin Mooney and Margaret Mooney

the receipt whereof is acknowledged I the said Nathan L. Mooney



do grant, bargain, sell and convey unto the said Luther Franklin Mooney and Margaret Mooney

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Commence at the southeast corner of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 7, Township 21, Range 1 East and run thence west along the south line of said forty acres 388 feet to the east right of way line of Alabama Highway No. 25; thence along same north, 5 deg. 40 min. East 377.30 feet to a point; thence continue along same north, 11 deg. 35 min. East 238 feet to a point; thence continue along same north, 17 deg. 16 min. East 76.70 feet to the point of beginning; thence continue along said right of way line in the same direction 256 feet to the center line of a branch; thence in a southeasterly direction and along the meanderings of the center line of said branch to the east line of the old Columbiana-Wilsonville dirt road; thence along the west line of said old road in a southerly direction 130 feet; thence in a southwesterly direction 235 feet, more or less to the point of beginning.

TO HAVE AND TO HOLD Unto the said Luther Franklin Mooney and Margaret Mooney

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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances.

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 and seal,
this 26th day of January, 1961.

WITNESSES:

Nathan L. Mooney (Seal.)
Nathan L. Mooney

(Seal.)

State of ALABAMA

SHELBY

COUNTY

I, Martha B. Joiner a Notary Public in and for said County, in said State, hereby certify that Nathan L. Mooney, a single man 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 26th day of January, 1961

Martha B. Joiner
Notary Public.

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed for record in this office on the 3 day of Feb 1961 at 1 o'clock

Deed Tax 50