

State of Alabama

Shelby

County

Know All Men By These Presents,

That in consideration of ONE HUNDRED FIFTY AND NO/100 (\$150.00) DOLLARS

to the undersigned grantor s H. R. Mooney, Sr. and wife, Iris Mooney

in hand paid by Howard R. Mooney, Jr. and wife, Eva Grace Mooney

the receipt whereof is acknowledged we the said H. R. Mooney, Sr. and Iris Mooney

do grant, bargain, sell and convey unto the said Howard R. Mooney, Jr. and wife, Eva Grace Mooney

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

Shelby County, Alabama, to-wit:

Begin at the Southeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 14, Township 21 South, Range 2 West; Thence run Northerly along the East boundary line of the said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 14, Tsp. 21 S., R. 2 W. for 472.52 feet; Thence turn an angle of 87 Degrees, 29 Minutes, 50 Seconds to the left and run Westerly for 280.56 feet; Thence turn an angle of 80 Degrees, 20 Minutes, 10 Seconds to the left and run Southwesterly 360.8 feet, more or less, to a point on the North Right of Way line of Alabama State Highway No. 70; Thence turn an angle of 69 Degrees, 16 Minutes, 40 Seconds to the left and run Southeasterly along the North R.O.W. line of said Highway for 90.65 feet; Thence turn an angle of 02 Degrees, 30 Minutes, 20 Seconds to the left and continue Southeasterly along the North R.O.W. line of said Highway for 151.05 feet, more or less, to the point of intersection of the North R.O.W. line of Alabama State Highway No. 70 and the South boundary line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 14, Tsp. 21 S., R. 2 W.; Thence turn an angle of 27 Degrees, 52 Minutes, 50 Seconds to the left and run Easterly along the South boundary line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 14, Tsp. 21 S., R. 2 W. for 150.41 feet, more or less, to the point of beginning.

This land being a part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 14, Township 21 South, Range 2 West, and being 3.286 acres, more or less.

TO HAVE AND TO HOLD Unto the said Howard R. Mooney, Jr. and wife, Eva Grace 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.

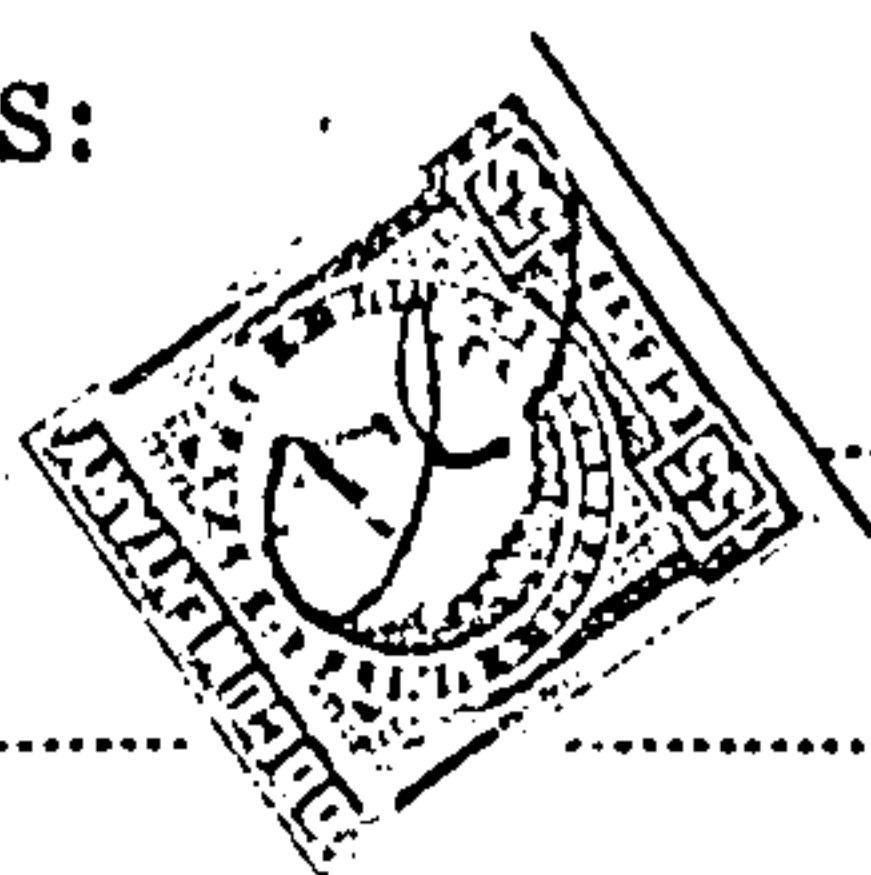
And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that we have a good right to sell and convey the same as aforesaid; that we will, and 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 hands and seal,

this 2nd day of March, 1963.

WITNESSES:



H. R. Mooney, Sr. (Seal.)
(H. R. Mooney, Sr.)

Iris Mooney (Seal.)
(Iris Mooney)

(Seal.)

(Seal.)

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TO

Howard L. Mooney, Jr.
Et Al. Shelia, Ala.

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was
filed in this office for record on the.....
day of.....19.....
at.....o'clock.....M, and was duly re-
corded in Volume.....of Deeds
at page....., and examined.

Judge of Probate.

State of

ALABAMA
SHELBY COUNTY

1.45
50
2.50
Pd

I, Wales W. Wallace, Jr., a Notary Public in and for said County, in said State,
hereby certify that H. R. Mooney, Sr. & wife, Iris Mooney
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 2nd day of March, 1963.

Wales W. Wallace, Jr. As Notary Public

State of

COUNTY

I, , a Notary Public in and for said County, in said State,
do hereby certify that on the day of 19 , came before me
the within named known to me
to be the wife of the within named who, being examined
separate and apart from the husband touching her signature to the within conveyance, acknowledged that
she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of
the husband.

Given under my hand and official seal this the day of 19 .

As Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 3/13/63
RECORDED & \$...MTC. TAX
& \$...DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Jauler
JUDGE OF PROBATE