

This instrument was prepared by

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(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred and no/100 Dollars-----  
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, Sr. and wife, Iris E. Mooney

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Aaron Douglas Sellers

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

Commence at the Northeast corner of the South half of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of  
Section 14, Township 21 South, Range 1 West; run thence in a Westerly  
direction along the North line of said South half of the Northeast Quarter  
of Northeast Quarter of Section 14, Township 21 South, Range 1 West for a  
distance of 126.42 feet to it's intersection with the Northeastly right-  
of-way line of a County Road; thence turn an angle to the left of 43 deg.  
06 min. 26 sec. (said angle being measured from last described course to  
the chord of the following course, said course being situated on a curve,  
said curve having a central angle of 14 deg. 01 min. and a radius of 613  
feet); thence run along the arc of said curve to the right in a South-  
easterly direction for a distance of 149.96 feet; thence turn an angle to  
the left of 114 deg. 47 min. 34 sec. (said angle being measured from the  
chord of last described course to the following course) and run in a South-  
easterly direction for a distance of 126.60 feet; thence turn an angle to  
the left of 22 deg. 06 min. and run in an Easterly direction for a distance  
of 125 feet to its intersection with the East line of Section 14, Township  
21 South, Range 1 West; thence turn an angle to the left of 92 deg. 33 min.  
and run in a Northerly direction along the East line of said Section for a  
distance of 150 feet to the point of beginning.

This deed is executed for the purpose of correcting the defective description  
contained in that certain deed from the Grantors herein to the Grantee herein  
dated July 24, 1971 and recorded in Deed Book 269, Page 329 in the Probate  
Office of Shelby County, Alabama.



19711201000051310 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
12/01/1971 12:00:00 AM FILED/CERT

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, 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 hands(s) and seal(s), this 30<sup>th</sup>  
day of November, 1971.

STATE OF ALABAMA, SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1971 DEC -1 AM 8:50

U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE

Comd. J. J. Jones

JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

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

Iris E. Mooney (Seal)  
Iris E. Mooney (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State,  
hereby certify that Howard R. Mooney, Sr. and wife, Iris E. 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 30<sup>th</sup> day of November, A. D., 1971.

Martha B. Joiner  
Notary Public.