

This instrument prepared by: Pat Handley  
Name: First Real Estate Corporation of Alabama  
Address: P. O. Box 371, Pelham, Alabama 35124  
LAND TITLE COMPANY OF ALABAMA  
BIRMINGHAM, ALABAMA

4943

WARRANTY DEED, JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three thousand eight hundred (\$3,800.00) & the assumption of the DOLLARS below described mortgage.

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, James Verlyn Moseley and wife, Joyce Baxter Moseley

(herein referred to as grantors) do grant, bargain, sell and convey unto

William J. Cooney, Jr., and wife, Frieda E. Cooney

(herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated

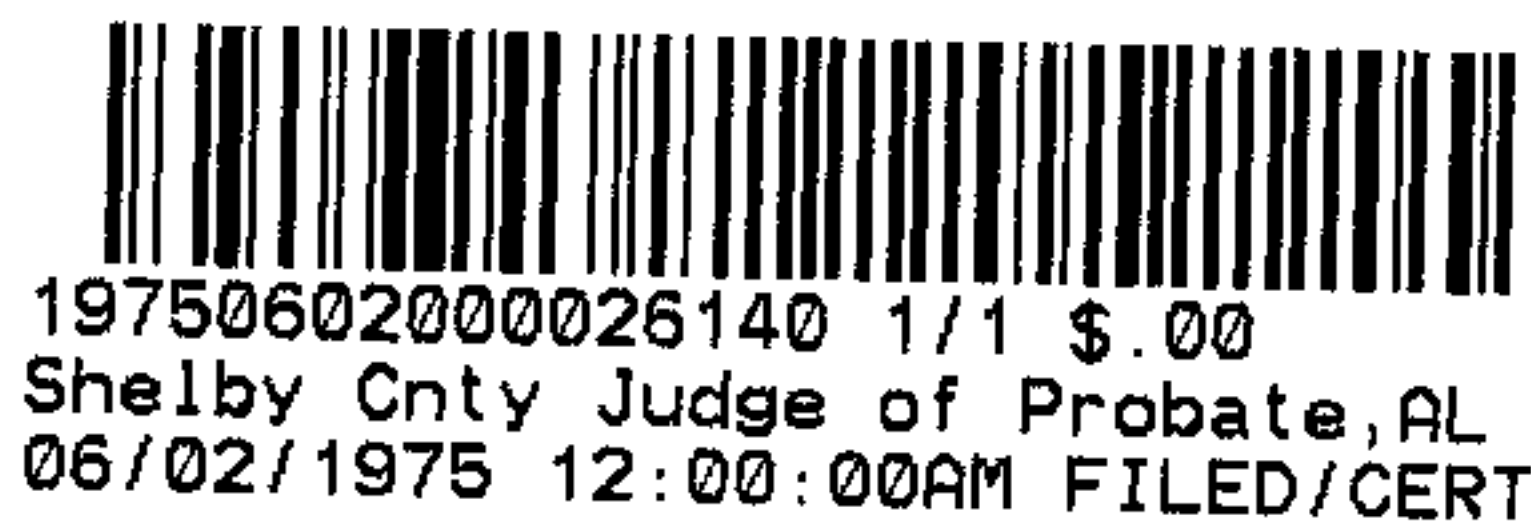
in SHELBY County, Alabama to-wit:

Lot No. 18 according to Map of Bridlewood Forest Subdivision recorded in Map Book 5 page 52 in the Probate Office of Shelby County, Alabama.

Situated in the Town of Montevallo, Shelby County, Alabama.

The Grantees herein assume and agree to pay that certain mortgage from James Verlyn Moseley and wife, Joyce Baxter Moseley to Robinson Mortgage Company, Inc., dated 10th Sept. 1974, and recorded in Mortgage Book 341, page 707, in principal sum of \$33,000.00, and assigned to Government National Mortgage Association by assignment dated 25th Sept. 1974, and recorded in Misc. Book 9, page 213.

Subject to all covenants, restrictions, conditions, limitations, rights of way and easements of record.



STATE OF ALABAMA  
SHELBY COUNTY  
JUDGE OF PROBATE  
1975 JUN -2 PM 2:53  
Heard Feb 4.00  
INSTRUMENT WAS FILED

BOOK 292 PAGE 447

TO HAVE AND TO HOLD to the said GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, 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 30th day of May, 1975

WITNESS:

(Seal)  
(Seal)  
(Seal)

James Verlyn Moseley (Seal)  
Joyce Baxter Moseley (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Verlyn Moseley and wife, Joyce Baxter Moseley 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 30th day of May, A. D. 1975

Donald R. Murphy  
Notary Public