

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler

(Address) Columbiana, Alabama

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN DOLLARS (\$10.00) & other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Nathan Mooney, a single man

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

Thomas L. Templin and wife, Melba S. Templin

(herein referred to as GRANTEES) 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:

A right of way for ingress and egress in favor of grantees, their heirs, successors, and assigns, forever, extending 20 feet in width extending from the Northern boundary of Mooney Road North over the East 20 feet of the South 210 feet, more or less, of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 32, Township 21 South, Range 1 East, more particularly described as follows: Commence at a point where the Northern boundary of Mooney Road intersects the Eastern boundary of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ and run thence North along the Eastern boundary of said Quarter Quarter Section a distance of 210 feet, more or less, to a point on the Southern boundary of property presently owned by grantees; thence turn to the left and run Westerly along property presently owned by grantees a distance of 20 feet to a point; thence turn to the left and run Southerly parallel with the East boundary of said Quarter Quarter Section a distance of 210 feet, more or less, to a point on the Northern boundary of Mooney Road; thence turn to the left and run Easterly along the Northern boundary of Mooney road a distance of 20 feet, to point of beginning.



19761116000111520 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/16/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 NOV 16 AM 10:38
Reed Jud. 50
Candice M. Brasher
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said GRANTEES 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 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, I have hereunto set my hand(s) and seal(s), this 16th day of November, 1976.

WITNESS:

(Seal)

Nathan Mooney (Seal)
(Nathan Mooney)

(Seal)

(Seal)

(Seal)

(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 Nathan 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 16th day of November, A. D., 1976.

James Brasher
Notary Public

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