

DEED, STATUTORY WARRANTY

PRINTED AND FOR SALE BY ZAC SMITH STATIONERY CO., B'HAM

The State of Alabama,

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY,

That for and in consideration of TEN DOLLARS (\$10.00) and other valuable consideration _____ Dollars

to the undersigned grantor, Jean W. Mooney, wife of William Joe Mooney,

in hand paid by William Joe Mooney

the receipt whereof is acknowledged I the said Jean W. Mooney

do _____ grant, bargain, sell and convey unto the said William Joe Mooney

the following described real estate, to-wit: Lot#4 as per map of Benson's Camp on Waxahatchee Creek which is recorded in Map Book 4, page 28, in the Office of Judge of Probate, Shelby County, Alabama, said lot being more particularly described as follows:

Commencing at the NW corner of NE 1/4 of SE 1/4, Section 34, Township 24 North, Range 15 East; run thence North 88 deg. 12 min. East along the North boundary line of said quarter-quarter section a distance of 605 feet to the NW corner of Lot #1; run thence South 0 deg. 06 min. East 150 feet to the NW corner of Lot #4 and the point of beginning of the lot herein described and conveyed; run thence South 0 deg. 06 min. East a distance of 50 feet; thence turn an angle to the left of 91 deg. 42 min. and run a distance of 100 feet; thence turn an angle to the left of 88 deg. 18 min. and run a distance of 50 feet; thence turn an angle to the left of 91 deg. 42 min. and run a distance of 100 feet to the point of beginning.

Lot No. 3 as per map of Benson's Camp on Waxahatchee Creek which is recorded in Map Book 4, page 28, in the Office of Judge of Probate, Shelby County, Alabama. Grantor further conveys to grantees the right of ingress and egress over and across the strip of land reserved by S. Benson situated between the South line of lots described in said Map and the North side of Waxhatchie Creek. All lots are for residential purposes only and dwelling are restricted to a minimum cost of \$1,500.00. No structures of a temporary nature, such as trailers, tents, shacks or boat houses shall be used as a residence, either temporarily or permanently.

Subject to easements and rights of way of record, flood rights of Alabama Power Company, if any, and restrictions as recorded in Deed Book 215, at page 416, and page 445 in said Probate Office, and subject also to mortgage to The First Bank of Alabaster recorded in Mortgage Book 312 at page 386 in said Probate Office, which said mortgage, and the real estate mortgage note for which the same secures payment, the grantees assume and agree to pay in full according to the terms and provision thereof, without allowing the same to become delinquent or default. The parties agree and covenant, for themselves and for their successors in title, that if said grantees fail to keep current the payments on said real estate note and mortgage, and should such payments become delinquent for as much as 30 days, then in such event, the title to the above property shall revert to the said grantors, or their heirs, or assigns in fee simple.

situated in Shelby County, Alabama.

To have and to hold the said above described property unto the said party of the second part, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto his heirs and assigns forever.

In Witness Whereof, I have hereunto set my hand and seal, this 26 day of August, 1981

WITNESSES:

Jean W. Mooney (Seal)

(Seal)

(Seal)

(Seal)

E. Ray
14070-16
2.1

THE STATE OF ALABAMA, }

Jefferson

County

I, the undersigned

a Notary Public

in and for said County, in said State, hereby
certify that Jean W. Mooney, wife of William Joe Mooney,
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 this conveyance, she
executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 26th day of August A.D. 1981

Justin L. Nellis

THE STATE OF ALABAMA, }

County

I,

a in and for said County, in said State, hereby
certify that, a subscribing witness
to the foregoing conveyance, known to me, appeared before me this day, and, being duly sworn, stated
that, the Grantor
voluntarily executed the same in presence, and in the presence of the other subscribing witness, on the
day the same bears date; that attested the same in the presence of the Grantor, and of the
other witness, and that such other witness subscribed name as a witness in presence.

Given under my hand, this day of A. D. 19

STATE OF ALA. SHELBY CO.
I CERTIFY THIS

INSTRUMENT WAS FILED

1982 FEB -3 AM 8:49

Thomas A. Snowden, Jr.

JUDGE OF PROBATE

THE STATE OF ALABAMA, }

County

I,

a in and for said County, in said State, hereby
certify that on the day of 19, came before me the
within named known to me (or made 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
, acknowledged that she signed the same of her own
free will and accord, without fear, constraint or threats on the part of the husband.

In witness whereof, I hereunto set my hand, this day of A. D. 19

JEAN W. MOONEY

TO

WILLIAM JOE MOONEY

Deed, Statutory Warranty

THE STATE OF ALABAMA

Shelby

County

I, Judge of the Probate Court of said County, hereby
certify that the foregoing conveyance was filed for
registration in this office on the day of
19, and was recorded
in Vol. Records of Deeds,
Pages on the
days of 19,

Judge of Probate.

Recording Fee, \$

State Tax \$

PRINTED AND FOR SALE BY ZAC SMITH STATIONERY CO., B'HAM