

This instrument was prepared by

Conwill & Justice
P. O. Box 557
Columbiana, Alabama 35051

Grantees' address:

938 North River Drive
Shelby, Alabama 35143

\$3,000.00

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100-----
and other good and valuable consideration
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein

Howard R. Mooney, Jr. and wife, Eva D. Mooney
herein referred to as grantors) do grant, bargain, sell and convey unto

Howard R. Mooney, III and Kelly E. Mooney

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby

County, Alabama to-wit:

The South half of the following described property:

A parcel of land in the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 14, Township 21 South, Range 2 West, described as follows: Begin at the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run South along the West $\frac{1}{4}$ - $\frac{1}{4}$ line 665.77 feet; thence turn left 87 deg. 38 min. 23 sec. and run East 1286.41 feet to a fence; thence turn left 90 deg. 11 min. 03 sec. and run North along said fence 668.65 feet to the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn left 89 deg. 57 min. 59 sec. and run West along the North $\frac{1}{4}$ - $\frac{1}{4}$ line 1311.69 feet to the point of beginning.

ALSO an easement for ingress, egress and utilities, 20 feet wide, 10 feet on each side of the following described centerline: Commence at the Southwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 14, Township 21 South, Range 2 West; thence run North along the West $\frac{1}{4}$ - $\frac{1}{4}$ line 669.11 feet; thence turn right 92 deg. 21 min. 37 sec. and run East 538.03 feet to the point of beginning of said centerline; thence run Southeast along the centerline of an existing chert road the following bearings and distances; From last described course turn right 54 deg. 29 min. 17 sec. a distance of 52.88 feet; thence turn right 29 deg. 19 min. 00 sec. a distance of 133.62 feet; thence turn left 12 deg.

CONTINUED ON REVERSE SIDE

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 4th
day of November, 19 94.

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

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

Eva D. Mooney (Seal)
Eva D. Mooney

_____(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Howard R. Mooney, Jr. and wife, Eva D. Mooney
whose name s 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 4th day of November, A. D., 19 94.

01 min. 15 sec. a distance of 247.84 feet; thence turn left 28 deg. 11 min. 20 sec. a distance of 160.46 feet; thence turn left 14 deg. 39 min. 29 sec. a distance of 164.80 feet; thence turn left 24 deg. 40 min. 01 sec. a distance of 493.41 feet to a point on the West right-of-way of Shelby County Highway No. 331 and the end of said centerline.

Inst # 1994-33922

11/14/1994-33922
02:27 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 14.00

Return to:

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$

\$

This form furnished by

CONWILL & JUSTICE

P. O. Box 557

Columbiana, Alabama 35051