

\$3,000.00

This instrument was prepared by

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

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----- DOLLARS
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:

Inst # 1995-00330

The North 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.

Grantees' address:
938 North River Drive
Shelby, Alabama 35143

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 January, 19 95.

WITNESS:

_____(Seal) Howard R. Mooney, Jr. (Seal)
_____(Seal) Eva D. Mooney (Seal)
_____(Seal) Eva D. Mooney (Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment
01/04/1995-00330
NOTARY PUBLIC CERTIFIED
11.30

I, the undersigned authority
hereby certify that Howard R. Mooney, Jr. and wife, Eva D. Mooney
whose name s are signed to the foregoing conveyance, and they 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 January A. D., 19 95.
Kelly E. Armstrong
Notary Public.

Conwill & Justice