

This instrument was prepared by

Neil C. Clay  
3821 Lorna Road, Suite 116  
Birmingham, Alabama 35244

Inst # 1995-32609

WARRANTY DEED

11/13/1995-32609

10:32 AM CERTIFIED

KNOW ALL MEN BY THESE PRESENTS,  
SHELBY COUNTY JUDGE OF PROBATE  
002 SNA 11:00

STATE OF ALABAMA  
SHELBY COUNTY

That in consideration of ONE HUNDRED THOUSAND & NO/100---- (\$100,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we C. D. Howard and Jerry Lucas, married and single individual (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Arnold G. Mooney and wife, Kelly Mooney and Courtney Mason and wife, Carolyn Mason (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$100,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

This property is not homestead property as defined by the Code of Alabama.

The following restrictive covenants shall attached to and run with the land:  
1) No mobile homes or trailers; 2) Any residential homes shall have a minimum of 1,500 square feet excluding the basement; 3) The property shall not be used for any commercial purpose.

GRANTEES' ADDRESS: 4272 Ashington Drive, Birmingham, Alabama 35242.  
Grantees shall acquire title as tenants-in-common with 1/2 interest in Arnold G. Mooney and Kelly Mooney and 1/2 interest in Courtney Mason and Carolyn Mason.

TO HAVE AND TO HOLD to the said grantee, his, her, or their heirs and assigns forever.

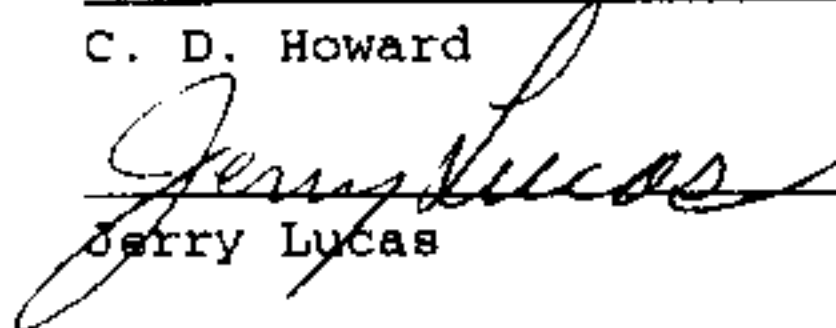
And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 9th day of November, 1995.



C. D. Howard

(SEAL)



Jerry Lucas

(SEAL)

STATE OF ALABAMA  
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C. D. Howard and Jerry Lucas, married and single individual 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 9th day of November A.D., 1995.



Notary Public 3-30-99

Exhibit A

Parcel I

Commence at the SE corner of the NE 1/4 of the SW 1/4 of Section 15, Township 19 South, Range 1 East, Shelby County, Alabama, and run North 02 deg. 47 min. 55 sec. West for 210.00 feet to point of beginning; thence continue North 02 deg. 47 min. 54 sec. West for 1058.70 feet to a point of intersection with the Southeasterly right of way line of Shelby County Highway No. 55; thence South 54 deg. 55 min. 35 sec. West along said road right of way for 563.78 feet to a point of curve to the left, said curve having a central angle of 22 deg. 53 min. 35 sec. and a radius of 1597.18 feet; thence South 42 deg. 52 min. 07 sec. West along arc of said curve for 638.16 feet; thence South 74 deg. 06 min. 31 sec. East for 981.89 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II

Begin at the Southeast corner of the NE 1/4 of the SW 1/4 of Section 15, Township 19 South, Range 1 East, Shelby County, Alabama, and run North 02 deg. 47 min. 55 sec. West for 210.00 feet; thence North 74 deg. 06 min. 31 sec. West for 981.89 feet to a point of intersection with the Southeasterly right of way line of Shelby County Highway No. 55, said point of intersection being in a curve to the left and having a central angle of 3 deg. 56 min. 46 sec. and a radius of 1597.18 feet; thence South 29 deg. 26 min. 56 sec. West along arc of said curve for 110.00 feet to the point of tangent; thence South 27 deg. 37 min. 05 sec. West along said road right of way line for 369.12 feet; thence South 69 deg. 08 min. 19 sec. East for 369.60 feet; thence South 78 deg. 36 min. 43 sec. East for 853.68 feet to a point of intersection with the East line of the SE 1/4 of the SW 1/4 of said Section 15; thence North 00 deg. 08 min. 37 sec. West for 243.44 feet to the point of beginning; being situated in Shelby County, Alabama.

*CSH*  
*JS*

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