

This instrument was prepared by

Send Tax Notice To:

Holliman, Shockley & Kelly

(Name) 2491 Pelham Parkway
Pelham, AL 35124

(Address)

John S. Mooney, Sr.

(Name) 112 Milgray Lane
Calera, AL 35040

(Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, . . .

That in consideration of One Hundred Twenty Three Thousand and no/100----- Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Ronald R. Gifford and wife, Cheryl E. Gifford

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

John S. Mooney, Sr. and wife, Judy G. 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:Lot 28, according to the Survey of Southern Hills, Sector 5, as recorded in
Map Book 16 page 132, in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama.SUBJECT TO: (1) Taxes for the year 1997 and subsequent years; (2) Easements,
restrictions, reservations, rights-of-way, limitations, covenants and conditions
of record, if any; (3) Mineral and mining rights, if any.\$ 95,000.00 of the purchase price is being paid by the proceeds of a first
mortgage loan executed and recorded simultaneously herewith.08/14/1997-25812
08:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOJ MCD 36.50TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being
the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the
grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one
does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.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 hand(s) and seal(s), this 18th day of
July, 19 97.

(Seal)

Ronald R. Gifford

(Seal)

(Seal)

Cheryl E. Gifford

(Seal)

STATE OF ALABAMA

COUNTY OF Shelby

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that
Ronald R. Gifford and wife, Cheryl E. Gifford 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 the 18th day of July, 19 97.

Notary Public