

SEND TAX NOTICE TO:

(Name) John P. Mooney

(Address) 65 Cross Creek Dr.
Stevett, Al. 3547

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Twenty Eight Thousand and no/100 DOLLARS

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

Jack Shaw and wife, Minnie Lee Shaw
(herein referred to as grantors) do grant, bargain, sell and convey unto

John P. Mooney and wife, Rhonda Renae 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:

From a concrete monument accepted as the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 12, Township 19 South, Range 1 West, also being the Point of Beginning, run east along the north line of said 1/4-1/4 a distance of 793.85 feet to a 1/2" capped rebar; thence right 88 degrees 31 minutes 14 seconds a distance of 227.71 feet to a 3/8" rebar in the middle of a dirt road; thence right 80 degrees 13 minutes 52 seconds along said road a distance of 192.27 feet to a 1/2" capped rebar; thence left 35 degrees 55 minutes 41 seconds a distance of 309.85 feet to a 1/2" capped rebar; thence right 83 degrees 08 minutes 01 second a distance of 183.49 feet to a 1/2" capped rebar; thence left 31 degrees 31 minutes 01 second a distance of 108.13 feet to a 1/2" capped rebar; thence left 11 degrees 38 minutes 14 seconds a distance of 127.15 feet to a 1" pipe; thence right 94 degrees 33 minutes 43 seconds a distance of 392.63 feet to the point of beginning.

LESS AND EXCEPT an easement for a dirt road known as Cross Creek Drive on the west and south boundary of said property.

According to the survey of Van Marcus Peavy, Ala. Reg. No. 16681, dated September 20, 1996.

\$28,000.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto 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 27

day of February 19 98

WITNESS:

(Seal)

(Seal)

(Seal)

Jack Shaw
Jack Shaw
Minnie Lee Shaw
Minnie Lee Shaw

STATE OF ALABAMA
Shelby

COUNTY

I, the undersigned authority,
hereby certify that Jack Shaw and Minnie Lee Shaw
whose name s are signed to the foregoing conveyance, and who
on this day, that, being informed of the contents of the conveyance
on the day the same bears date.

Given under my hand and official seal this 27

day of February

A.D. 19 98

Notary Public

Inst # 1998-06855

03/02/1998-06855

08:38 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

9.50

001 MCD

Inst # 1998-06855