

This instrument was prepared by:

William R. Justice
P.O. Box 1144 Columbiana, Alabama 35051

Grantees' address:
2613 Hwy 55
Wilsonville, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-five Thousand and no/100 DOLLARS (\$25,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Henry L. Mooney and Lillian D. Mooney, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Terry Cranmer and Tracie Cranmer (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

PARCEL I

The real property described in deed recorded in Deed Book 298 Page 235 in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the NE ¼ of the SW ¼ of Section 7, Township 21 South, Range 1 East, Shelby County, Alabama; thence N 38° 57' 27" E a distance of 1356.70 feet to the Point of Beginning; thence S 88° 58' 30" E a distance of 210.00 feet to the westerly right-of-way of Alabama Hwy 25 and a point on a curve to the left having a central angle of 07° 56' 43" and a radius of 2878.33 feet, said curve subtended by a chord bearing S 16° 52' 21" W and a chord distance of 398.82 feet; thence along the arc of said curve and along said right-of-way a distance of 399.14 feet; thence N 88° 59' 40" W and leaving said right-of-way a distance of 214.00 feet; thence N 17° 25' 15" E a distance of 400.00 feet to the Point of Beginning. According to survey and plat dated May 21, 2002, by Rodney Y. Shiflett, Ala. Reg. No. 21784.

PARCEL II

The real property described in deed recorded as Instrument No. 20020611000276150 in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the NE ¼ of the SW ¼ of Section 7, Township 21 South, Range 1 East, Shelby County, Alabama; thence N 47° 26' 23"

E a distance of 995.52 feet to the Point of Beginning; thence N 17° 25' 15" E a distance of 408.93 feet; thence N 88° 58' 56" W a distance of 128.79 feet; thence S 0° 55' 22" E a distance of 393.07 feet to the Point of Beginning. According to survey and plat dated May 21, 2002, by Rodney Y. Shiflett, Ala. Reg. No. 21784.

Subject to easements, restrictions, rights of way, covenants, and conditions of record, and existing gas line placed on premises with oral permission of Grantor.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this 16th day of May, 2005.

Henry L. Mooney
Henry L. Mooney

Lillian D. Mooney
Lillian D. Mooney

Shelby County, AL 08/08/2005
State of Alabama

Deed Tax: \$25.00

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Henry L. Mooney and Lillian D. Mooney, 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 16th day of May, 2005.

Linda S. Wilkins
Notary Public

LINDA S. WILKINS
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
March 23, 2009