

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: *Betty Mooney*
655 Mooney Road
Columbiana, Ala 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifty Six Thousand Six Hundred dollars and Zero cents (\$56,600.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Lucille Mason Howell, a single woman (herein referred to as grantors) do grant, bargain, sell and convey unto Betty Jane Mooney and James Anthony 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:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2010 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$0.00 of the purchase price was paid from the proceeds of a 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, I have hereunto set my hand and seal, this 5th day of August, 2010.

_____	(Seal)	<i>Lucille Mason Howell</i>	(Seal)
		Lucille Mason Howell	
_____	(Seal)	_____	(Seal)
_____	(Seal)	_____	(Seal)
		_____	(Seal)

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lucille Mason Howell whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this 5th day of August, 2010.

My Commission Expires: 10-16-12

Michael T. Atchison

Notary Public

Shelby County, AL 08/16/2010
State of Alabama
Deed Tax : \$57.00


20100816000261340 1/2 \$72.00
Shelby Cnty Judge of Probate, AL
08/16/2010 01:32:50 PM FILED/CERT

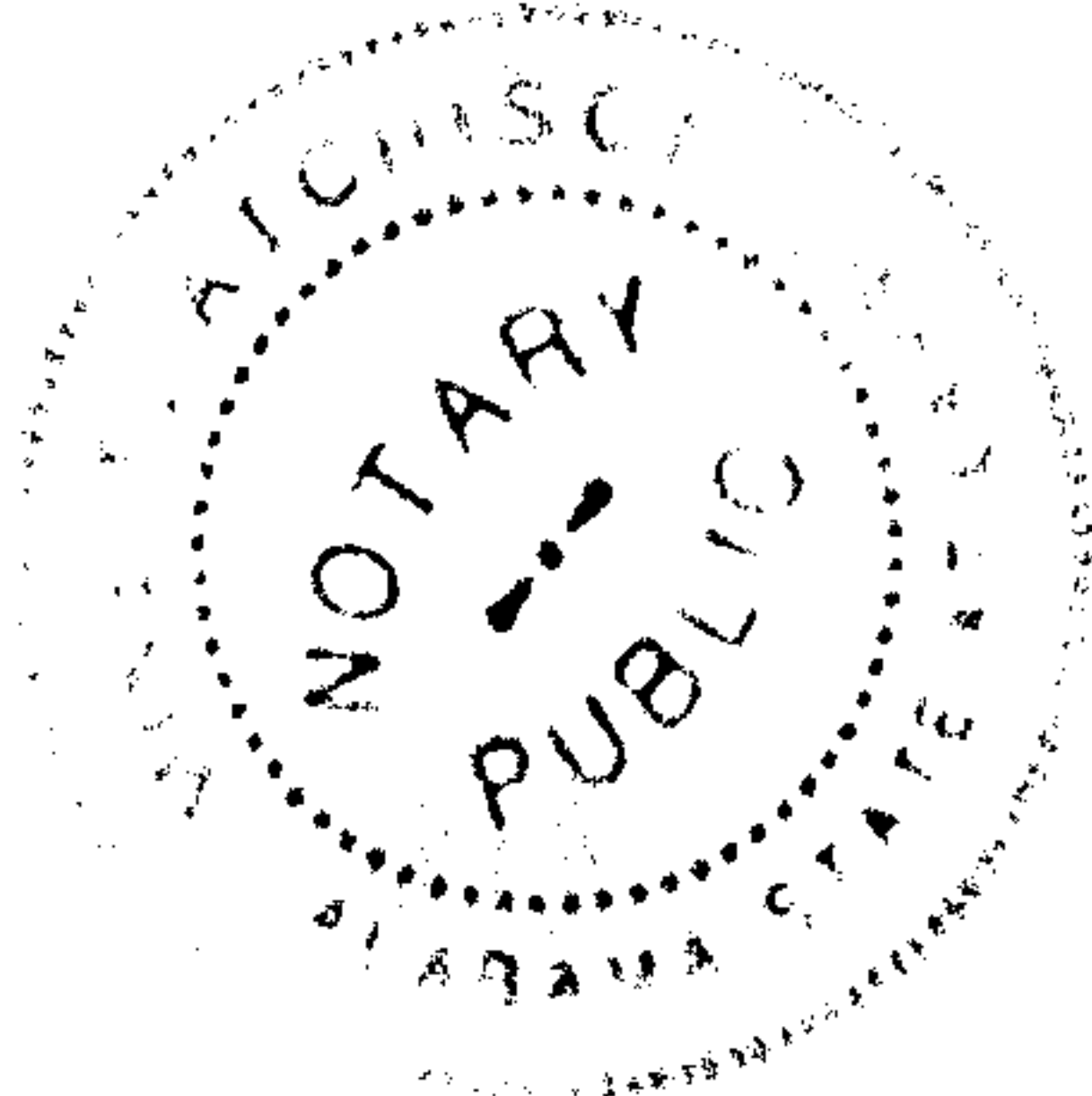


EXHIBIT A

Parcel I:

Lot No. 13 of B.J. Owen's Addition to the Town of Columbiana, as recorded in Map Book 3, page 76, in the Probate Office of Shelby County, Alabama, being the same property described in and conveyed by deed recorded in Deed Book 177, Page 338, in the Probate Office of Shelby County, Alabama.

Parcel II:

Lot Number 1, as shown in survey of Owen's Addition to Columbiana, which is recorded in Map Book 3, Page 76, of the Office of Judge of Probate, Shelby County, Alabama, said survey being made by J.R. McMillen and dated December 17, 1948. LESS AND EXCEPT the East 78.5 feet thereof.

Parcel III:

Commencing at the intersection of the North boundary line of Lauderdale Avenue and the East boundary of Collins Street according to plat of Owen's Addition to Columbiana, Alabama, filed in the Office of the Judge of Probate of Shelby County, Alabama, and run East along the North boundary of the said Lauderdale Avenue 408.4 feet to the West boundary of Lester Street; run thence North 3 degrees 30 minutes West along said street 175 feet to point of beginning of lot herein conveyed; continue thence North along the West boundary of Lester Street 25 feet; thence run West 70 feet; run thence South 25 feet; run thence East 70 feet to point of beginning.

Said descriptions are being combined and are now know as follows:

Lots 1 & 13, BJ Owens Addition to Columbiana as recorded in Map Book 3, Page 76 and adjacent acreage, being described as follows:

Begin at the NE corner of lot 13 of the before said subdivision and run S 86-23'44-' W along the north line of said lot 13 for 139.51 feet, thence run S-13'40' W for 37.85 feet, thence run N 89-53'43' W for 42.03 feet, thence run S 4-21'57' W for 143.89 feet, thence run S 87-45'23' W for 54.00 feet, thence run S3-31'44' E for 147.00 feet to a point on the North right of way line of Lauderdale Street, thence run S89-47'08'E, along said north line for 180.00 feet, thence run N 0-58'56' W for 175.21, thence run N86-27'24' E for 70.39 feet to a point on the West line of Lester Street, thence run N 3-44'08' W, along said line for 84.03 to the POINT OF BEGINNING.



20100816000261340 2/2 \$72.00
Shelby Cnty Judge of Probate, AL
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