

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


Send Tax Notice To: James M. Wells
208 Dusty Hollow Rd
Columbiana AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

} KNOW ALL MEN BY THESE PRESENTS,


20130322000119940 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
03/22/2013 10:49:52 AM FILED/CERT

That in consideration of Fifty Two Thousand Five Hundred dollars and Zero cents (\$52,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Michael W. Mooney, a *man* man (herein referred to as grantors) do grant, bargain, sell and convey unto James M. Wells and Frances Wells 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.

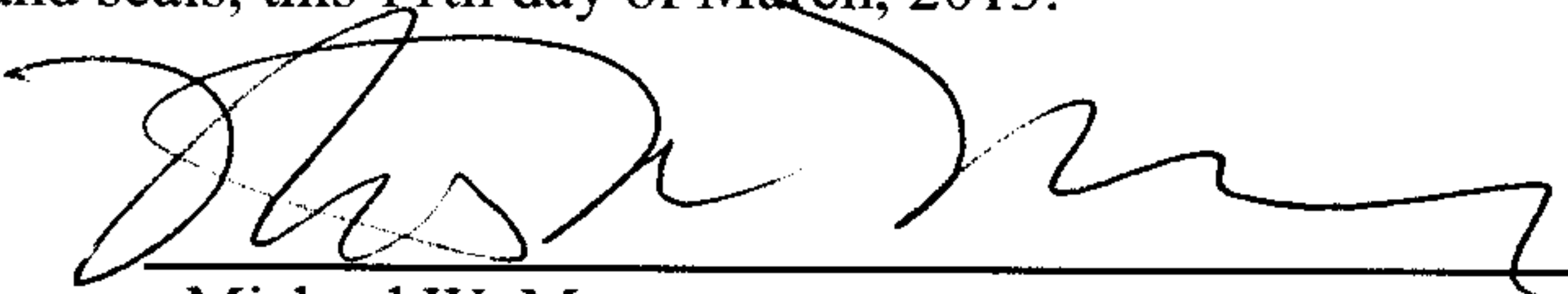
Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$52,500.00 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, we have hereunto set our hands and seals, this 11th day of March, 2013.

(Seal) 
Michael W. Mooney (Seal)

(Seal) _____ (Seal)

(Seal) _____ (Seal)


20130507000187910 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
05/07/2013 09:51:39 AM FILED/CERT (Seal)

STATE OF ALABAMA

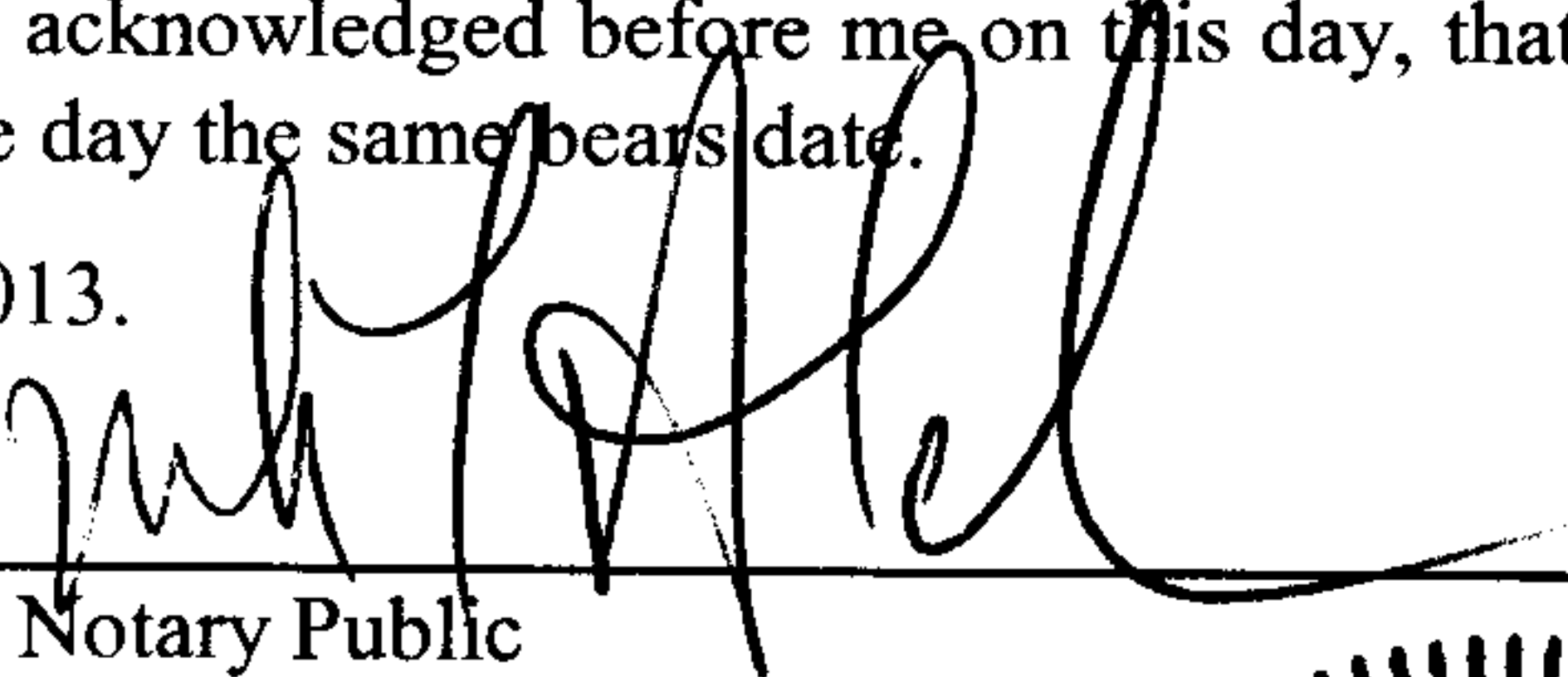
} General Acknowledgment

COUNTY SHELBY

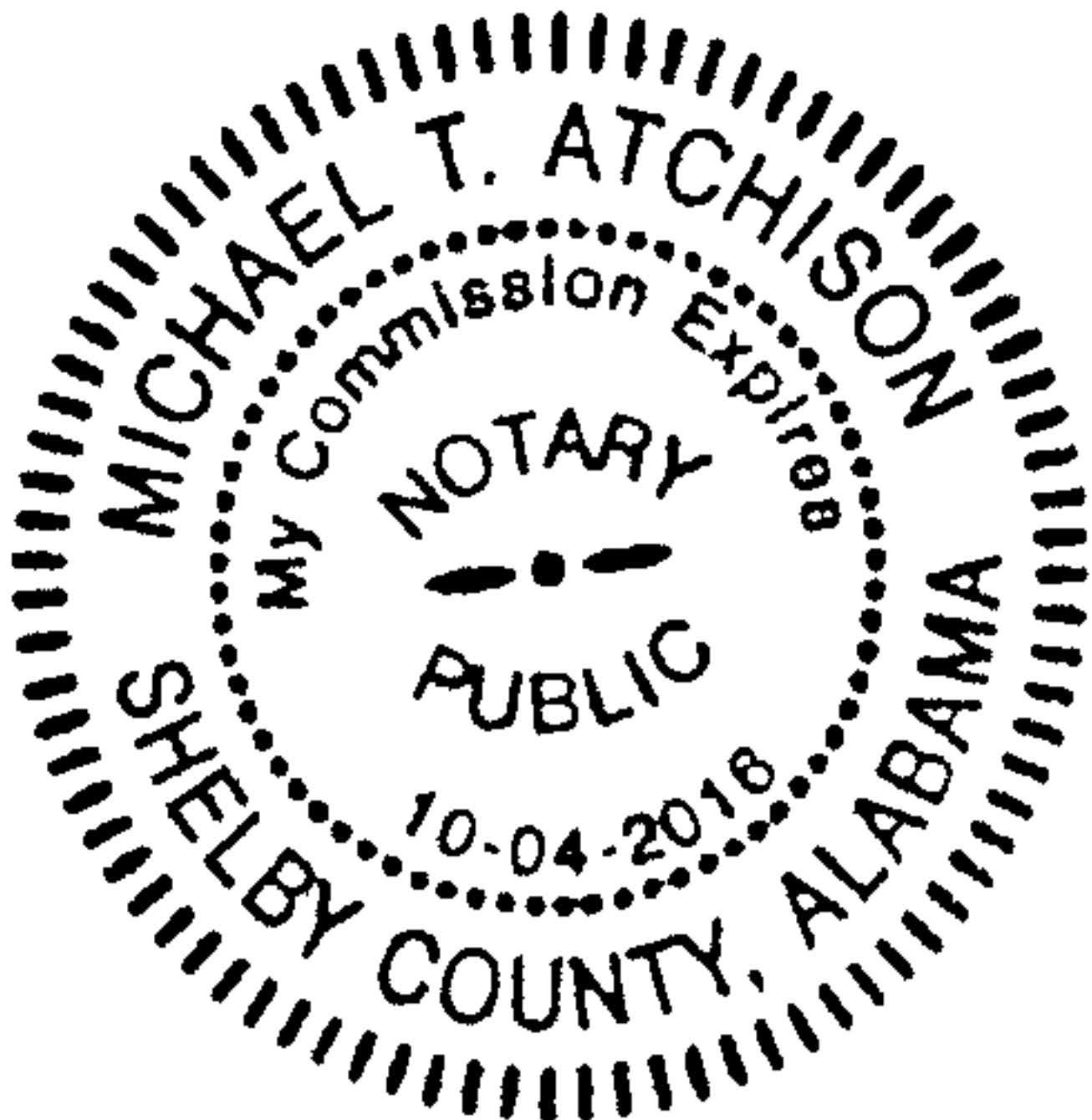
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael W. Mooney whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of March, 2013.

My Commission Expires: 10-4-16



Notary Public



TRACT II:

Part of the E ½ of the NE ¼ of Section 29, Township 21 South, Range 1 West, being more particularly described as follows:

From the Northeast corner of the SE ¼ of NE ¼ of said Section run in a Southerly direction along the East line of said SE ¼ of NE ¼ for a distance of 34.54 feet; thence turn an angle to the right of 80 degrees 00 minutes and run in a Southwesterly direction for a distance of 76.29 feet to a point of curve, said curve being concave in a Southeasterly direction and having a radius of 205.00 feet and a central angle of 23 degrees 10 minutes; thence turn an angle to the left and run along the arc of said curve in a Southwesterly direction for a distance of 82.89 feet to the end of said curve; thence turn an angle to the left and run in a Southwesterly direction along a line tangent to the end of said curve for a distance of 57.00 feet; thence turn an angle to the right of 90 degrees and run in a Northwesterly direction for a distance of 480.45 feet to a point on the South right of way line of Alabama Highway #70, being the point of beginning; thence turn an angle to the right of 180 degrees and run in a Southeasterly direction for a distance of 480.45 feet; thence turn an angle to the right of 90 degrees and run in a Southwesterly direction for a distance of 244.55 feet to a point of curve, said curve being concave in a Northerly direction and having a radius of 25 feet and a central angle of 73 degrees 45 minutes; thence turn an angle to the right and run along the arc of said curve for a distance of 32.18 feet to the end of said curve; thence turn an angle to the right and run in a Northwesterly direction along a line tangent to the end of said curve for a distance of 430.74 feet to a point of a second curve, said curve being concave in a Northeasterly direction and having a radius of 388.30 feet and a central angle of 19 degrees 00 minutes; thence turn an angle to the right and run in a Northwesterly direction along the arc of said curve for a distance of 128.77 feet to the end of said curve; thence turn an angle to the right and run in a Northwesterly direction along the line tangent to the end of said curve for a distance of 105.82 feet, more or less, to a point on the South right of way line of Alabama Highway #70; thence turn an angle to the right and run in an Easterly direction along the South right of way for a distance of 435.72 feet, more or less, to the point of beginning, containing 4.48 acres, more or less.

Part of the E ½ of the NE ¼ of Section 29, Township 21 South, Range 1 West, being more particularly described as follows:

From the SW corner of the SE ¼ of NE ¼ of said Section run in a Northerly direction along the West line of said ¼ - ¼ Section and its Northerly extension thereof for a distance of 1,587.92 feet, more or less, to a point of intersection with the South right of way line of Alabama Highway #70, being the point of beginning; thence turn an angle to the right of 180 degrees and run in a Southerly direction for a distance of 253.10 feet; thence turn an angle to the left of 64 degrees 23 minutes 45 seconds and run in a Southeasterly direction for 815.58 feet; thence turn an angle to the left of 88 degrees 59 minutes 30 seconds and run in a Northeasterly direction for a distance of 48 feet to a point of curve, said curve being concave in a Southeasterly direction and having a radius of 214.99 feet and a central angle of 30 degrees 15 minutes; thence turn an angle to the right and run along the arc of said curve in a Northeasterly direction for a distance of 113.51 feet to the end of said curve; thence turn an angle to the right and run in a Northeasterly direction along a line tangent to the end of said curve for a distance of 8.00 feet to a point of a second curve, said second curve being concave in a Westerly direction and having a radius of 25 feet and a central angle of 106 degrees 15 minutes; thence turn an angle to the left and run along the arc of said curve for a distance of 46.36 feet to the end of said curve; thence run in a Northwesterly direction along the line tangent to the end of said curve for a distance of 398.68 feet to a point of a third curve, said third curve being concave in a Northeasterly direction and having a radius of 448.30 feet and a central angle of 19 degrees 00 minutes; thence turn an angle to the right and run in a Northwesterly direction along the arc of said curve for a distance of 148.66 feet to the end of said curve; thence run in a Northwesterly direction along the line tangent to the end of said curve for a distance of 130.23 feet to a point of intersection with the South right of way line of Alabama Highway #70; thence turn an angle to the left and run along said South right of way line of Alabama Highway #70 in a Southwesterly direction for a distance of 380.96 feet, more or less, to the point of beginning, containing 6.35 acres, more or less.

Part of the SE ¼ of NE ¼ of Section 29, Township 21 South, Range 1 West, being more particularly described as follows:

From the Southwest corner of said ¼ - ¼ Section run in a Northerly direction along the West line of said ¼ - ¼ Section for a distance of 1,104.82 feet to the point of beginning; thence continue along last mentioned course for a distance of 230.00 feet; thence turn an angle to the right of 115 degrees 36 minutes 15 seconds and run in a Southeasterly direction for a distance of 815.58 feet; thence turn an angle to the right of 91 degrees 00 minutes 30 seconds and run in a Southwesterly direction for a distance of 200.00 feet; thence turn an angle to the right of 88 degrees 23 minutes 35 seconds and run in a Northwesterly direction for a distance of 712.70 feet, more or less, to the point of beginning, containing 3.58 acres, more or less.

Part of the SE ¼ of NE ¼ of Section 29, Township 21 South, Range 1 West, being more particularly described as follows:

From the Southwest corner of said ¼ - ¼ Section, run in a Northerly direction along the West line of said ¼ - ¼ Section for a distance of 764.82 feet to the point of beginning; thence continue along last mentioned course for a distance of 340.00 feet; thence turn an angle to the right of 115 degrees 00 minutes 20 seconds and run in a Southeasterly direction for a distance of 712.70 feet; thence turn an angle to the right of 91 degrees 36 minutes 25 seconds and run in a Southwesterly direction for a distance of 167.00 feet to a point of curve, said curve being concave in an Easterly direction and having a radius of 271.84 feet and a central angle of 5 degrees 16 minutes; thence turn an angle to the left and run in a Southwesterly direction along the arc of said curve for a distance of 24.99 feet; thence turn an angle to the right and run in a Northwesterly direction for a distance of 576.58 feet, more or less, to the point of beginning, containing 3.76 acres, more or less.

ALSO, (Description of two (2) sixty foot wide easements more particularly described as follows:

From the Northeast corner of the SE ¼ of NE ¼ of Section 29, Township 21 South, Range 1 West, run in a Southerly direction along the East line of said ¼ - ¼ Section for a distance of 65.00 feet to the point of beginning; thence turn an angle to the right of 80 degrees 00 minutes and run in a Southwesterly direction for a distance of 71.00 feet to a point of curve, said curve being concave in a Southeasterly direction and having a radius of 175 feet,



and having a central angle of 23 degrees 10 minutes; thence turn an angle to the left and run along the arc of said curve for a distance of 70.76 feet to the end of said curve; thence turn an angle to the left and run in a Southwesterly direction along a line tangent to the end of said curve for a distance of 424.13 feet to a point of a second curve, said second curve being concave in a Southeasterly direction and having a radius of 184.99 feet and a central angle of 30 degrees 15 minutes; thence turn an angle to the left and run along the arc of said curve for a distance of 97.67 feet to the end of said curve; thence turn an angle to the left and run in a Southwesterly direction along a line tangent to the end of said curve for a distance of 415.00 feet to a point of a third curve, said third curve being concave in an Easterly direction and having a radius of 241.84 feet and having a central angle of 32 degrees 17 minutes 08 seconds; thence turn an angle to the left and run along the arc of said curve for a distance of 136.27 feet to the end of said curve; thence turn an angle to the left and run in a Southerly direction along the line tangent to the end of said curve for a distance of 95.62 feet to a point of a fourth curve, said fourth curve being concave in a Northeasterly direction and having a radius of 191.57 feet and a central angle of 34 degrees 46 minutes 52 seconds; thence turn an angle to the left and run along the arc of said curve for a distance of 116.29 feet to the end of said curve; thence turn an angle to the left and run in a Southeasterly direction along a line tangent to the end of said curve for a distance of 183.69 feet to a point of a fifth curve, said fifth curve being concave in a Southwesterly direction and having a radius of 378.09 feet and a central angle of 15 degrees 04 minutes; thence turn an angle to the right and run along the arc of said curve for a distance of 99.42 feet to the end of said curve; thence turn an angle to the right and run in a Southeasterly direction along a line tangent to the end of said curve for a distance of 131.00 feet to a point of the sixth curve, said sixth curve being concave in a Northeasterly direction and having a radius of 262.32 feet and a central angle of 21 degrees 35 minutes; thence turn an angle to the left and run along the arc of said curve for a distance of 98.81 feet to the end of said curve; thence turn an angle to the left and run in a Southeasterly direction along a line tangent to the end of said curve for a distance of 608.00 feet to the point of ending.

Centerline being described as follows:

Beginning at the Northeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 29, Township 21 South, Range 1 West, run in a Southerly direction along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 65.00 feet; thence turn an angle to the right of 80 degrees 00 minutes and run in a Southwesterly direction for a distance of 106.87 feet; thence turn an angle to the left of 23 degrees 10 minutes and run in a Southwesterly direction for a distance of 378.68 feet to the point of beginning; thence turn an angle to the right of 73 degrees 45 minutes and run in a Northwesterly direction for a distance of 472.00 feet to a point of curve, said curve being concave in a Northeasterly direction and having a radius of 418.30 feet and a central angle of 19 degrees 00 minutes; thence turn an angle to the right and run along arc of said curve for a distance of 138.71 feet; thence turn an angle to the right and run in a Northwesterly direction along a line tangent to the end of said curve for a distance of 132 feet, more or less, to an intersection with the South right of way line of Alabama Highway #70, being the point of ending.

This deed conveys a 4/31% interest in that certain private roadway which adjoins the property and which is described above.

This conveyance of roadway interest is subject to an easement for ingress and egress which is simultaneously being granted to all property owners whose land adjoins said roadways.

LESS AND EXCEPT that portion conveyed to the State of Alabama by deed described in Real Record 130, Page 248, in the Probate Office of Shelby County, Alabama.