

(Name) Clay D. Courtney

(Address) 1760 Old Hwy 280  
Chelsea, AL 35043

This instrument was prepared by  
**ALAN BURDETTE, ATTORNEY**  
12 - 24th Ave. N.W.  
(Name) BIRMINGHAM, AL 35215

(Address) \_\_\_\_\_  
FM No. ATC 27 Rev. 5/82  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP -- ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Five Thousand and no/100 (\$5,000.00) -----

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

V. R. DAVIS AND WIFE BERNICE DAVIS

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

Clay D. Courtney AND WIFE PAULINE A. Courtney

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated

SHELBY County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A"

This deed is being re-recorded to correct the legal description.

05/05/1992-7260  
04:12 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 14.00

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 (or 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 24TH

Day of APRIL, 19 92.

WITNESS:

Janice Utter (Seal)  
Janice Utter (Seal)  
\_\_\_\_\_  
(Seal)

V. R. Davis (Seal)  
V. R. DAVIS  
Bernice Davis (Seal)  
BERNICE DAVIS  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA }  
\_\_\_\_\_  
COUNTY }

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that V. R. DAVIS AND WIFE BERNICE DAVIS whose name 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 24TH day of APRIL, A.D., 19 92  
My commission expires 7-23-94 Janice Utter

1st # 1992-08304  
05/14/1992-08304  
02:54 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 10.00

*PARCEL NO. 1*

LEGAL DESCRIPTION:

A PART OF THE EAST ONE-HALF OF THE N.W. 1/4 OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 1 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST ONE-HALF OF SAID NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 1 WEST, WITH THE NORTH LINE OF THE FLORIDA SHORT ROUTE HIGHWAY (OLD U.S. HIGHWAY NO. 280); THENCE RUN NORTH ALONG SAID WEST LINE OF SAID EAST ONE-HALF A DISTANCE OF 470 FEET; THENCE 101 DEGREES 33 MINUTES 10 SECONDS RIGHT IN AN EASTERLY DIRECTION 240.11 FEET TO A POINT ON A SETTLEMENT ROAD; THENCE 90 DEGREES 09 MINUTES 26 SECONDS RIGHT IN A SOUTHERLY DIRECTION ALONG SAID SETTLEMENT ROAD 420 FEET TO A POINT ON THE NORTHERLY LINE OF THE FLORIDA SHORT ROUTE HIGHWAY (OLD U.S. HIGHWAY NO. 280) WHICH IS 150.5 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG THE NORTH LINE OF SAID HIGHWAY A DISTANCE OF 150.5 FEET TO THE POINT OF BEGINNING. CONTAINING 86,911 SQUARE FEET MORE OR LESS OR 2.0 ACRES MORE OR LESS.

*PARCEL NO. 2*

DESCRIPTION:

A PART OF THE EAST ONE-HALF OF THE N.W. 1/4 OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 1 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST ONE-HALF OF SAID NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 1 WEST, WITH THE NORTH LINE OF THE FLORIDA SHORT ROUTE HIGHWAY (OLD U.S. HIGHWAY NO. 280); THENCE RUN NORTH ALONG SAID WEST LINE OF SAID EAST ONE-HALF A DISTANCE OF 470 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE ALONG THE LAST STATED COURSE A DISTANCE OF 580.06 FEET TO A POINT; THENCE 94 DEGREES 03 MINUTES RIGHT IN A SOUTHERLY DIRECTION A DISTANCE OF 518.11 FEET TO A SETTLEMENT ROAD; THENCE 57 MINUTES RIGHT AND RUN IN AN EASTERLY DIRECTION A DISTANCE OF 131.24 FEET TO A POINT; THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID SETTLEMENT ROAD A DISTANCE OF 240.11 FEET TO THE POINT OF BEGINNING. CONTAINING 3.66 ACRES MORE OR LESS.

Inst # 1992-08304

05/14/1992-08304  
02:54 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 10.00