

SEND TAX NOTICE TO:

(Name) Allan Ross Akers & Candice M. Akers
P.O. Box 357
(Address) Chelsea, AL 35043

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 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 ONE THOUSAND AND NO/100 (\$1,000.00) ----- DOLLARS
AND THE EXECUTION OF A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$100,000.00
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Harold L. McCord and wife, Edith E. McCord

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

Allan Ross Akers and wife, Candice M. Akers

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

Shelby County, Alabama to-wit:

PROPERTY BEING DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE PART AND PARCEL HEREOF AND INCORPORATED BY REFERENCE AS FULLY AS IF SET OUT HEREIN, WHICH SAID EXHIBIT IS SIGNED FOR THE PURPOSE OF IDENTIFICATION.

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 30th

day of June, 19 92

WITNESS:

(Seal)

Harold L. McCord (Seal)
Harold L. McCord

(Seal)

Edith E. McCord (Seal)
Edith E. McCord

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Harold L. McCord and wife, Edith E. McCord whose name s 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 30th day of June, A. D., 19 92

Carroll W. Fowler
Notary Public.

Inst # 1992-12743

EXHIBIT 'A'
LEGAL DESCRIPTION:

PARCEL 1

Commence at the NE corner of Section 26, Township 21 South, Range 1 West; thence run South 86 degrees, 30 minutes West a distance of 420.43 feet; thence run South 03 degrees, 05 minutes East a distance of 304.46 feet; thence run South 03 degrees, 18 minutes East a distance of 553.27 feet; thence run South 03 degrees, 50 minutes East a distance of 370.36 feet; thence run South 17 degrees 37 minutes West a distance of 152.67 feet, (to a Geodetic Survey Monument TT 17 TWC, at the intersection of the NE margin of Depot Street and the West margin of North Main Street), thence run North 71 degrees 44 minutes West a distance of 408.88 feet to a point on the South margin of Depot Street; thence run North 63 degrees 08 minutes West a distance of 307.30 feet to a point on the South margin of Depot Street, and the NW corner of the County property; thence run South 17 degrees 00 minutes West along said County Lot a distance of 198.10 feet to Simmons Lot, thence turn an angle of 91 degrees 20 minutes to the right and run a distance of 93.25 feet to the point of beginning; thence continue in the same direction a distance of 100.00 feet to a drain ditch; thence turn an angle of 99 degrees 44 minutes to the left and run along said ditch a distance of 128.97 feet to the East right of way of the L & N Railroad; thence turn an angle of 32 degrees 40 minutes to the left and run along said right of way a distance of 56.35 feet to the North right of way line of Alabama Highway 70; thence turn an angle of 40 degrees 38 minutes to the left and run along said right of way a distance of 66.97 feet; thence turn an angle of 105 degrees 26 minutes to the left and run a distance of 178.50 feet to the point of beginning. Situated in the NE1/4 of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama.

PARCEL 2

Commence at the Northeast corner of Sec. 26, Township 21 South, Range 1 West; thence run South 86 degrees 30 minutes West, a distance of 420.43 feet; thence run South 03 degrees 05 minutes East, a distance of 304.46 feet; thence run South 03 degrees 18 minutes East, a distance of 553.27 feet; thence run South 03 degrees 50 minutes East a distance of 370.36 feet; thence run South 17 degrees 37 minutes West, a distance of 152.67 feet (to a Geodetic Survey Monument, No. TT 17 TWC, at the intersection of the Northeast margin of Depot St. & the West margin of North Main Street); thence run North 71 degrees 44 minutes West a distance of 408.88 feet, to a point on the South margin of Depot Street, thence run North 63 degrees 08 minutes West a distance of 307.30 feet, to a point on the South margin of Depot Street, and the Northwest corner of the County Property; thence run South 17 degrees 00 minutes West, along said County Lot, a distance of 198.10 feet, to Simmons lot, thence turn an angle of 91 degrees 20 minutes to the right and run a distance of 83.25 feet to the point of beginning of the lot herein conveyed thence continue in the same direction a distance of 10 feet to the Northeast corner of the lot heretofore conveyed to the grantees by the grantors by deed dated March 25, 1965, recorded in Deed Book 234 at page 762 in the Probate Office of Shelby County, Alabama, thence turn an angle of 98 degrees 38 minutes to the left and run in a southerly direction along the East line of lot heretofore conveyed to the grantees by the grantors, a distance of 178.50 feet to the North right of way of State Highway No. 70; thence turn an angle of 74 degrees 34 minutes to the left and run along said right of way a distance of 10 feet; thence turn an angle of 105 degrees 26 minutes to the left and run parallel to the East line of lot heretofore conveyed to Grantees by the Grantors, a distance of 178.50 feet to the point of beginning. Situated in the Northeast quarter of Section 26, Township 21, Range 1 West.

PARCEL 3

A lot in the Town of Columbiana, Alabama, more particularly described as follows: Commence at the intersection of the South line of the Depot Street with the center line of the L & N Railroad; run thence South 55 degrees 50 minutes East 225 feet; run thence South 62 degrees East 200 feet; run thence South 65 degrees East 97 feet to a point on the South side of Depot Street; thence continue South 65 degrees East along the South side of Depot Street 100 feet; thence South 18 degrees 30 minutes West 104 feet to the point of beginning of the lot herein conveyed; from said point of beginning run South 18 degrees 30 minutes West 104 feet; thence North 65 degrees West 100 feet; thence North 18 degrees 30 minutes East 104 feet; thence South 65 degrees East 100 feet to the point beginning.

PARCEL 4

A lot in the Town of Columbiana, Alabama, more particularly described as follows: Commence at the intersection of the South line of the Depot Street with the center line of the L & N Railroad; run thence South 55 degrees 50 minutes East, 225 feet; run thence South 62 degrees East 200 feet; run thence South 65 degrees East 97 feet to a point on the South side of Depot Street; thence continue South 65 degrees East along the South side of Depot Street 100 feet; thence South 18 degrees 30 minutes West 158 feet to the point of beginning of the lot herein conveyed; from said point of beginning, run South 18 degrees 30 minutes West 50 feet; thence North 65 degrees West 100 feet; thence North 18 degrees 30 minutes East 50 feet; thence South 65 degrees East 100 feet to the point of beginning.

Except 15 feet on the West side reserved for a street.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. Taxes for 1992 and subsequent years. 1992 taxes are a lien but not due and payable until October 1, 1992.
2. Rights of Way to Highway 70.
3. Permits and Rights of Way of record.

SIGNED FOR IDENTIFICATION:


Harold L. McCord


Edith E. McCord

Inst # 1992-12743

07/01/1992-12743
08:35 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.00