

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Kathy W. McCoy
420 East College Street
(Address) Columbiana, Alabama 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(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 Eighty-One Thousand, Seven Hundred (\$81,700.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Karl Edmund Williams and wife, Tracy Lowe Williams

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

Kathy W. McCoy and husband, Walter T. McCoy, Jr.

(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 ATTACHED SHEET FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY
REFERENCE.

Subject to taxes for 1994 and subsequent years, easements, restrictions, rights
of way and permits of record.

\$77,600.00 of the above recited purchase price was paid from a mortgage recorded
simultaneously herewith.

Inst # 1994-09304

03/22/1994-09304
12:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 15.50

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 18th
day of March, 1994.

WITNESS:

(Seal)

Karl Edmund Williams (Seal)
Karl Edmund Williams

(Seal)

Tracy Lowe Williams (Seal)
Tracy Lowe Williams

(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Karl Edmund Williams and wife, Tracy Lowe Williams
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 18th day of March, A. D., 1994

John L. Williams
Notary Public

Inst # 1994-09304

EXHIBIT A
LEGAL DESCRIPTION

A parcel of land in the Northwest Quarter of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama described as follows: Commence at the Northwest corner of said Section 25. Thence run South along the West section line 1573.22 feet, thence turn left 103 degrees 26 minutes 48 seconds a distance of 576.78 feet, thence turn left 15 degrees 09 minutes 33 seconds a distance of 834.70 feet to a point on the North right-of-way of Alabama Highway 25 and the southeast corner of Columbiana Elementary School, thence turn left 05 degrees 16 minutes 00 seconds a distance of 63.21 feet, thence turn left 02 degrees 12 minutes 00 seconds a distance of 103.53 feet to a right-of-way monument, thence turn left 02 degrees 44 minutes 00 seconds a distance of 27.85 feet along said right-of-way to the point of beginning, thence turn left 85 degrees 29 minutes 40 seconds and run North 43 degrees 35 minutes 03 seconds West a distance of 131.75 feet to an iron, thence run North 41 degrees 59 minutes 09 seconds West a distance of 79.88 feet to an iron, thence run North 41 degrees 54 minutes 12 seconds West a distance of 117.90 feet to an iron, thence run North 50 degrees 53 minutes 57 seconds East a distance of 146.58 feet to an iron on the West right-of way of Goodwin Street, thence run South 44 degrees 34 minutes 21 seconds East a distance of 305.80 feet along said Goodwin Street to an iron on the North right-of-way of East College Street (Old Highway # 25), thence run South 41 degrees 57 minutes 45 seconds West a distance of 157.56 feet along said College Street to the point of beginning.

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