

This form furnished by:

Cahaba Title, Inc.

988-5600

48315

This instrument was prepared by:

(Name) Gail Owen

(Address) Rt. 1

Columbiana, Al. 35051

Send Tax Notice to:

(Name) _____

(Address) _____

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixteen Thousand and no/100----- Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Ralph E. Coleman and wife, Peggy M. Coleman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

L. Douglas Joseph, J. Anthony Joseph and Curtis Lynn

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Commence at the Southeast corner of the NE 1/4 of SE 1/4, Section 27, Township 19 South, Range 1 West, thence run North along the East line of said 1/4-1/4 for 563.83 feet to the point of beginning; thence continue last described course for 210.00 feet; thence 95 deg. 12 min. 16 sec. left run 126.83 feet; thence 4 deg. 41 min. 05 sec. left run 275.66 feet to the East line of North Fork Yellow Leaf Creek; thence 53 deg. 43 min. 06 sec. left run Southerly along said creek for 62.6 feet; thence 15 deg. 58 min. 43 sec. left continue along said creek for 140.56 feet; thence 105 deg. 52 min. 49 sec. left run 453.17 feet to the point of beginning.

Also all our right, title and interest in and to the access easement described in Deed Book 348 Page 243 in Probate Office.

1. Deed Tax	<u>\$ 16.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>2.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>19.50</u>

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 5th day of January, 19 88

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JAN -6 AM 8:44

JUDGE OF PROBATE

STATE OF ALABAMA

Shelby

County

General Acknowledgment

I, the undersigned
in said State, hereby certify that

Ralph E. Coleman and wife, Peggy M. Coleman

a Notary Public in and for said County,

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 5th day of January, 19 88