

This instrument was prepared by

(Name) Gail Owen

(Address) Rt. 1,  
Columbiana, Al. 35051

WARRANTY DEED

This Form furnished by:

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 689

Palham, Alabama 35124

Phone (205) 988-5600

Policy Issuing Agent for



SAFECO Title Insurance Company



STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE DOLLAR

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 the SE 1/4 of Section 27, Township 19 South, Range 1 West, thence run North along the East line of said 1/4-1/4 for 463.83 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 Yellowleaf 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.

This deed is executed for the purpose of correcting the defective description in that certain deed recorded in Real Volume 166 Page 249 in Probate Office.

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 12<sup>th</sup> day of February, 1988.

1. Deed Tax Corrected  
2. Mig. Tax  
3. Recording Fee 2.50  
4. Indexing Fee 2.00  
TOTAL 4.50

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
88 FEB 19 AM 8:03  
JUDGE OF PROBATE

Ralph E. Coleman (SEAL)  
Peggy M. Coleman (SEAL)

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, the undersigned  
in said State, hereby certify that

a Notary Public in and for said County.

Ralph E. Coleman and wife, Peggy M. Coleman

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 12<sup>th</sup> day of February, A.D. 1988

Cahaba Title

Michael S. Ballar  
Notary Public