

## SEND TAX NOTICE TO:

(Name) ✓ Jim Ratliff  
46 Greenway Road  
 (Address) Birmingham, AL 35213

This instrument was prepared by

(Name) Jim Ratliff, Attorney(Address) 46 Greenway Road, Birmingham, AL 35213

Form TICOR 5100 1-84

WARRANTY DEED—TICOR TITLE INSURANCE

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Gregory Roger McCoy and Charlotte Ann McCoy

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

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

Commence at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, and run in an Easterly direction and along the North line of said 1/4-1/4 section a distance of 544.14 feet to the point of beginning of the herein described parcel; thence continue in an Easterly direction and along the North line of said 1/4-1/4 section a distance of 334.14 feet to a point; thence turn an interior angle of 90 degrees 08 minutes 40 seconds and run to the right in a Southerly direction a distance of 571.03 feet to a point; thence turn an interior angle of 89 degrees 40 minutes 00 seconds and run to the right and in a westerly direction a distance of 338.64 feet to a point; thence turn an interior angle of 89 degrees 52 minutes 50 seconds and run to the right and run in a Northerly direction a distance of 569.92 feet, more or less, to the point of beginning of the herein described parcel; containing 4.405 Acres.

1	Deed Tax	10.00
2		
3		2.50
4		3.00
5		
6		1.00
Total		16.50

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 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 hands(s) and seal(s), this 16<sup>th</sup>  
 day of May, 1991

STATE OF ALA. SHELBY CO.  
 I CERTIFY THIS  
 INSTRUMENT WAS FILED  
 (Seal)  
91 MAY 22 PH 2:22  
 (Seal)

Thomas A. Davidson, Jr.  
 JUDGE OF PROBATE

Gregory Roger McCoy (Seal)  
Gregory Roger McCoy  
Charlotte Ann McCoy (Seal)  
Charlotte Ann McCoy (Seal)

STATE OF ALABAMA  
 Shelby COUNTY

General Acknowledgment

I, FRANCIS P. Hodge, a Notary Public in and for said County, in said State, hereby certify that GREGORY ROGER MCCOY, CHARLOTTE ANN MCCOY 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 HAVE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of May, A. D., 1991

Francis P. Hodge  
 Notary Public