

THIS DEED IS BEING FILED TO CORRECT THE LEGAL DESCRIPTION AND GRANT AN EASEMENT FOR INGRESS/EGRESS TO GRANTEES.

This instrument was prepared by:
S. Kent Stewart

Send Tax Notice To:
J. MARK MCLAUGHLIN
SHERRY L. MCLAUGHLIN

STEWART, DAVIS & HUMPHREY, P.C.
3800 Colonnade Parkway, Suite 650
Birmingham, Alabama 35243

122 Dale Lane
Childersburg, AL 35044

WARRANTY DEED (WITH SURVIVORSHIP)

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND NO/100'S DOLLARS (\$10.00) to the GRANTOR, IRENE M. NELSON, A WIDOW, in hand paid by

J. MARK MCLAUGHLIN AND SHERRY L. MCLAUGHLIN

hereinafter referred to as GRANTEES, the receipt of which is hereby acknowledged, the said GRANTOR does hereby grant, bargain, sell and convey unto the said GRANTEES, as joint tenants, with the right of survivorship, the following described real estate, situated in SHELBY COUNTY, to-wit:

COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND PROCEED SOUTH ALONG THE EAST BOUNDARY OF SAID SE 1/4 OF THE SW 1/4 A DISTANCE OF 312.00 FEET; THENCE TURN AN ANGLE OF 90 DEGREES 09 MINUTES RIGHT AND PROCEED WEST PARALLEL TO THE NORTH BOUNDARY OF SAID 1/4-1/4 SECTION A DISTANCE OF 209.97 FEET; THENCE TURN AN ANGLE OF 89 DEGREES 47 MINUTES 42 SECONDS RIGHT AND PROCEED NORTH PARALLEL TO THE EAST BOUNDARY OF SAID 1/4-1/4 SECTION A DISTANCE OF 312.00 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID SE 1/4-SW 1/4; THENCE TURN AN ANGLE OF 90 DEGREES 12 MINUTES 18 SECONDS RIGHT AND PROCEED EAST ALONG THE NORTH BOUNDARY OF SAID SE 1/4-SW 1/4 A DISTANCE OF 210.27 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND.

THE ABOVE DESCRIBED PROPERTY IS LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 1 EAST.

ALSO AN EASEMENT FOR AN ACCESS ROAD/UTILITIES, SAID EASEMENT BEING 30 FEET IN WIDTH, THE WEST BOUNDARY OF SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 1 EAST PROCEED WEST ALONG THE NORTH BOUNDARY OF SAID 1/4-1/4 SECTION A DISTANCE OF 210.27 FEET; THENCE TURN AN ANGLE OF 90 DEGREES 12 MINUTES 18 SECONDS LEFT AND PROCEED SOUTH ALONG THE WEST BOUNDARY OF THE ABOVE DESCRIBED PARCEL A DISTANCE OF 312.0 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED 30 FT. EASEMENT; THENCE CONTINUE SOUTH ALONG SAID COURSE AND ALONG A LINE THAT IS 30 FT. WEST OF AND PARALLEL TO THE EAST BOUNDARY OF HEREIN DESCRIBED EASEMENT A DISTANCE OF 962.7 FEET TO A POINT ON THE NORTH BOUNDARY OF A COUNTY PAVED ROAD (OLD HIGHWAY #280), BEING THE POINT OF TERMINATION OF HEREIN DESCRIBED EASEMENT.

Inst # 1993-41875

12/30/1993-41875
11:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
12.00

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with the 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 in and to the property described hereinabove 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 the said GRANTORS and for GRANTOR'S heirs, executors and administrators do hereby covenant with the said GRANTEES, their heirs and assigns, that We are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted hereinabove; that We have a good right to sell and convey the same as aforesaid; that We will and for 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, the undersigned GRANTORS have hereunto set my hand and seal on this the 27 day of November, 1993.

Irene M. Nelson
Irene M. Nelson

STATE OF ALABAMA
COUNTY OF Talladega

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Irene M. Nelson, an unmarried woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the within conveyance, that she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of November, 1993.

My Commission Expires:

Dean E. Sims
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov. 26, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Inst # 1993-41875

12/30/1993-41875
11:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00