

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.
This Form Provided By

SEND TAX NOTICE TO:

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Beverly A. Brantley Swanger

(Address) 1300 Hwy. 52 E. Pelham, AL
35124

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P.O. Box 822, Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five hundred 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,

Wayne M. Ellison and wife, Edna L. Ellison

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

Beverly A. Brantley Swanger

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

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Inst # 1994-19727

06/21/1994-19727
11:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

This deed is a corrective deed correcting the leagal description recorded in Deed Book
288, Page 514 in the 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 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 15th
day of June, 1994

_____(Seal)

Wayne M. Ellison (Seal)
Wayne M. Ellison

_____(Seal)

_____(Seal)

_____(Seal)

Edna L. Ellison (Seal)
Edna L. Ellison

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Wayne M. Ellison and wife, Edna L. Ellison
whose names 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 15th day of June, A. D., 1994

Mike T. Atchison
Notary Public.

EXHIBIT "A"

PARCEL B

Commence at the SE corner of the NE 1/4 of the SW 1/4 of Section 19, Township 20 South, Range 2 West; thence North 0 degrees 00 minutes 00 seconds East along the East line of said 1/4-1/4 section a distance of 248.79 feet; thence South 90 degrees 00 minutes 00 seconds West a distance of 310.42 feet; to the POINT OF BEGINNING; thence South 85 degrees 37 minutes 00 seconds West a distance of 202.20 feet; thence South 1 degree 29 minutes 59 seconds East a distance of 209.71 feet to the northwesterly right-of-way line of Shelby County Highway No. 52, said point being on a curve to the left having a radius of 1392.05 feet and a central angle of 2 degrees 33 minutes 00 seconds; thence along said right-of-way and the arc of said curve a distance of 61.95 feet said arc subtended by a chord which bears South 89 degrees 11 minutes 09 seconds East a distance of 61.95 feet to the end of said curve; thence North 0 degrees 27 minutes 39 seconds West and along said Right-of-Way a distance of 10.00 feet; to a point on a curve to the left having a radius of 1382.05 feet and a central angle of 5 degrees 48 minutes 14 seconds; thence along said right-of-way and the arc of said curve a distance of 140.00 feet, said arc subtended by a chord which bears North 86 degrees 38 minutes 14 seconds East a distance of 139.94 feet to the end of said curve; thence North 1 degree 30 minutes 01 seconds West a distance of 207.83 feet to the Point of Beginning. According to the survey of Robert C. Farmer, PLS, Al. Reg. No. 14720, dated June 7, 1994.

Inst # 1994-19727

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