

SEND TAX NOTICE TO:

(Name) Charlon McCombs Couch and Frank James Couch  
(Address) 1901 Highway 42  
Calera, AL 35040

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW  
(Address) COLUMBIANA, ALABAMA 35051

Form 1-3 Rev. 5/82  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE AND NO/100 (\$1.00) AND OTHER GOOD & VALUABLE CONSIDERATIONS DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Charles Edward McCombs and wife, Patsy D. McCombs

(herein referred to as grantors) do grant, bargain, sell and convey unto

Charlon McCombs Couch and husband, Frank James Couch

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Commence at the Northwest corner of Section 1, Township 22 South, Range 2 West; thence run South along the West boundary line of said Section 1, a distance of 1112.95 feet to a point on the Northern 40 foot right-of-way line of County Highway 42; thence turn an angle of 92° 14' 44" to the left and run Easterly along said right-of-way line a distance of 636.37 feet to a point; thence turn an angle of 90° 00' to the left and run Northerly a distance of 10.0 feet to a point on the Northern 50 foot right-of-way line of County Highway No. 42; thence turn an angle of 90° 00' to the right and run Easterly along said right-of-way line a distance of 90.58 feet to the point of beginning; thence continue along said right-of-way line and along the same line of direction, a distance of 198.02 feet to a concrete right-of-way monument found in place; thence continue along said right-of-way line and along a curve to the right (concave Southerly and having a radius of 1004.93 feet and a central angle of 5° 50' 48") an arc distance of 102.55 feet to a point; thence turn an angle of 91° 46' 03" to the left from the tangent of said curve and leaving said right-of-way line, run Northerly a distance of 294.44 feet to a point; thence turn an angle of 90° 00' to the left and run Westerly a distance of 300 feet to a point; thence turn an angle of 90° 00' to the left and run Southerly a distance of 310.62 feet to the point of beginning. Said parcel of land is lying in the NW 1/4 of NW 1/4, Section 1, Township 22 South, Range 2 West and contains 2.07 acres.

09/02/1994-27160  
10:53 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 10.00

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with 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 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 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 hand(s) and seal(s), this 2nd

day of Septmeber, 1994

WITNESS:

\_\_\_\_\_(Seal) \_\_\_\_\_ (Seal) Charles Edward McCombs (Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_ (Seal) Patsy D. McCombs (Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA }  
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles Edward McCombs and wife, Patsy D. McCombs 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 2nd day of September, A. D. 19 94

Conrad H. Fowler Jr.  
Notary Public.

Inst # 1994-27160