

SEND TAX NOTICE TO: GRANTOR.

This Form Provided By

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130(Name) Gigi M. Copeland957 Highway 47
(Address) Chelsea, Alabama 35043

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P.O. Box 822(Address) Columbiana, Alabama 35051

Form 1-1-5 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 Five Hundred and no/100to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Gigi McCormick Copeland, a married woman and Stanley Thomas Copeland, her husband

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

Gigi McCormick Copeland and husband, Stanley Thomas Copeland

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

Shelby

County, Alabama to-wit:

SEE ATTACHED SHEET FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 1996 and subsequent years, and the following liens, limitations, easements, and right of way:

1. Mineral and mining rights as reserved in deed dated February 20, 1915, and recorded in Deed Book 50, Page 265, in Probate Office of Shelby County, Alabama.
2. Right of way deed to Shelby County for public road as shown by instrument dated March 19, 1949, and recorded in Deed Book 135, Page 115, in said Probate Records.
3. Easements to Plantation Pipe Line Company as shown by instruments dated July 25, 1941, and recorded in Deed Book 112, Page 376, and dated December 11, 1941, and recorded in Deed Book 113, Page 64, in said Probate Records, as supplemented and amended by instrument dated March 30, 1968, and recorded in Deed Book 252, Page 599, in said Probate Records.
4. Easements to Colonial Pipeline Company as shown by instruments dated May 19, 1962, and recorded in Deed Book 220, at Page 810, and dated January 17, 1971, and recorded in Deed Book 268, Page 460, in said Probate Records.
5. Transmission line permits to Alabama Power Company as shown by instrument dated December 4, 1946, and recorded in Deed Book 127, at Page 563, in said Probate Records.

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), thisday of April, 19 96

WITNESS:

Dorothy Sobel (Seal)Michelle Murphy (Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority

hereby certify that Gigi McCormick Copeland, a married woman and Stanley Thomas Copeland, her husband
whose name 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 3rd day of April, A. D., 19 96.Doris Mae Davis

Notary Public

MY COMMISSION EXPIRES FEBRUARY 23, 2000

Inst # 1996-11091

04/04/1996 11091

04:05 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MCB

RS

RS

SCHEDULE "A"

LEGAL DESCRIPTION OF REAL PROPERTY

All that portion of the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2, Township 20 South, Range 1 West, Shelby County, Alabama, that lies East of the right-of-way of the Columbiana-Chelsea paved highway, known as Shelby County Highway #47, which is more particularly described as follows: Begin at the Northeast corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 2; thence proceed in a Southerly direction along the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 660.83 feet to a point, being the Southeast corner of the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 2; thence turn an angle of 88 deg. 50 min. to the right and proceed in a Westerly direction along the South boundary of said N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ for a distance of 1117.98 feet to a point on the East right-of-way line of Shelby County Highway #47; thence turn an angle of 95 deg. 25 min. 19 sec. to the right and proceed along said East right-of-way line along a curve to the left (concave Westerly; radius = 875.56 feet; central angle = 16 deg. 08 min. 09 sec.) for an arc distance of 246.58 feet to a point; thence continue along said right-of-way along a tangent section for a distance of 419.66 feet to a point, being a point on the North boundary line of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 2; thence turn an angle of 100 deg. 34 min. 57 sec. to the right and proceed along the North boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 1240.79 feet to the point of beginning. Said parcel contains 17.80 acres according to survey dated the 27th day of February, 1986 by Lewis H. King, Jr., Registered Land Surveyor #12487. LESS AND EXCEPT mineral and mining rights, as reserved in deed dated February 20, 1915 and recorded in Deed Book 50, at Page 265, in the Office of the Judge of Probate of Shelby County, Alabama.

Inst # 1996-11091

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002 MCD

11.50