

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) Gigi McCormick

(Address) 957 Highway 47

Chelsea, Al. 35043

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law # 1996-14029

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

Form 1-1-27 Rev. 1-46

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

04/30/1996-14029

11:19 AM CERTIFIED

BY COUNTY JUDGE OF PROBATE

002 MCD 12.00

STATE OF ALABAMA }
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifteen Thousand (\$15,000) dollars plus a note for ten thousand (\$10,000) dollars for a total of Twenty Five Thousand (\$25,000) dollars

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

Sylviane McCombs, a married woman

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

Gigi McCormick

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

SEE ATTACHED SCHEDULE "A" FOR LEGAL DESCRIPTION OF REAL PROPERTY.

SUBJECT TO THE FOLLOWING LIENS, LIMITATIONS, EASEMENTS AND RIGHTS OF WAY:

1. Mineral and mining rights as reserved in deed dated February 20, 1915, and recorded in Deed Book 50, Page 265 in the Office of the Judge of Probate of Shelby County, Ala.
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 Office.
3. Easements to Plantation Pipe Line Company as shown by instruments dated July 25, 1944 and recorded in Deed Book 112, Page 376 and dated December 11, 1941 and recorded in Deed Book 113, Page 64 in said Probate Office, 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 Pipe Line Company as shown by instruments dated May 19, 1962 and recorded in Deed Book 220, Page 810 and dated January 17, 1971, and recorded in Deed Book 268, Page 460 in said Probate Records.
5. Permit to Alabama Power Company as shown by instrument dated December 4, 1946 and recorded in Deed Book 127, Page 563 in said Probate Records.

This is a corrective deed correcting deed recorded in Real Book 376, Page 904 to show the marital status of Sylviane McCombs.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR OR OF HER RESPECTIVE SPOUSE.

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, I have hereunto set my hands(s) and seal(s), this 29th day of April, 1996.

.....(Seal)

Sylviane McCombs
Sylviane McCombs

.....(Seal)

.....(Seal)

.....(Seal)

.....(Seal)

.....(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sylviane McCombs 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 conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of April, A. D., 1996

Roxanne R. Mason
Notary Public

Inst # 1996-14029

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, T₁₉S, R₁W, S₁W, Shelby County, Alabama, that lies within 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 Section 2 for a distance of 660.83 feet to a point, being the east corner of the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 2; thence 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 1137.98 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. 00 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 of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 2; thence turn an angle of 89 deg. 34 min. 57 sec. to the right and proceed along the North boundary of said NE $\frac{1}{4}$ section for a distance of 1240.79 feet to the point of beginning. Said parcel contains 17.80 acres according to survey dated the 7th day of February, 1986 by Lewis H. King, Jr., Registered Land Surveyor #12487. LESS AND EXCEPT mineral and mining rights, as reserved by Deed dated February 20, 1915 and recorded in Deed Book 50, at Page 120 in the Office of the Judge of Probate of Shelby County, Alabama.

Inst # 1996-14029

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