

SEND TAX NOTICE TO:

(Name) Bryant G. Cofer
(Address) 1450 14th St. S.W.
Alabaster, Alabama 35007

This instrument was prepared by

(Name) Courtney Mason & Associates, PC

(Address) 100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

Form 1-1-5 Rev. 5/88 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

C O R R E C T E D

KNOW ALL MEN BY THESE PRESENTS, \$65,000.00

That in consideration of SIXTY FIVE THOUSAND AND NO/100THS

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

Nadine A. Kinney and husband, Anthony S. Kinney

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

Bryant G. Cofer and wife, Pamela H. Cofer

(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 Southwest corner of the Southeast quarter of the Southeast quarter of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama and run thence northerly along the west line of said quarter quarter section a distance of 360.87 feet to the point of beginning of the property, Parcel No. 2, being described, thence continue along last described course a distance of 288.82 feet to a point, thence turn an deflection angle of 100 deg. 48 min. 58 sec. right and run east-southeasterly a distance of 205.55 feet to a point, thence a deflection angle of 10 deg. 53 min. 42 sec. left*30.0 feet wide prescriptive right of way for a street or road, thence turn a deflection angle of 130 deg. 55 min 24 sec. right and run southwesterly along the west line of an existing gravel driveway a distance of 186.49 feet to a point, thence turn a deflection angle of 17 deg. 01 min. 46 sec. left and continue along line of said driveway a distance of 104.10 feet to a point, thence turn a deflection angle of 80 deg. 17 min. 52 sec. right and run northwesterly a distance of 147.34 feet to the point of beginning. A twenty foot (20.0') wide easement for ingress and egress along an existing gravel driveway described as follows: Commence at the southwest corner of the SE1/4 of Section 34, Township 20 south, Range 3 west, Alabaster, Shelby County, Alabama and run thence northerly along the west line of said quarter-quarter section a distance of 360.87' to a point; Thence turn 104 deg. 06' 41" right and run east-southeasterly a distance of 147.34' to the point of beginning of the easement being described; Thence continue along last described course a distance of 20.29' to a point; Thence turn 80 deg. 17' 52" left and run northeasterly a distance of 90.17' to a point; Thence turn 17 deg. 01' 46" right and continue northeasterly a distance of 169.70' to a point on the west margin of a thirty (30) foot wide prescriptive public right of way; Thence turn 40 deg. 08' 24" left and run northerly along said west margin of said public right of way a distance of 31.02' to a point; Thence turn 139 deg. 51' 36" left and run southwesterly along the east property line of parcel 2 of the survey by Joseph E. Corn, Jr., Alabama Registered Surveyor #9049 dated March 3, 1990, File No. 262-M, a distance of 186.49' to a point; Thence turn 17 deg. 01' 46" left and continue southwesterly a distance of 104.10' to the point of beginning and the end of subject easement. Subject to existing easements, current taxes, restrictions, set-back lines, rights of way, limitations, if any, of record. \$55,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

*and run easterly a distance of 105.00 feet to a point on the west line of a 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 4th

day of September, 1992.

WITNESS:

Anthony S. Kinney, by and through his Attorney-In-Fact, Earl C. Adair (Seal)

Nadine A. Kinney, by and through her Attorney-In-Fact, Earl C. Adair (Seal)

STATE OF ALABAMA)COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Earl C. Adair, whose name as Attorney in Fact for Anthony S. Kinney and wife, Nadine A. Kinney 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, he, in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date. GIVEN UNDER MY HAND THIS 4th DAY OF SEPTEMBER, 1992. Inst # 1992-19860

MY COMMISSION EXPIRES:

3-5-95

Notary Public

THIS WARRANTY DEED IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION.

09/11/1992-19860
03:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 16.50

Inst # 1992-32031
10/03/1997-32031
08:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD