

This form furnished by: **Cahaba Title, Inc.**

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This instrument was prepared by:

(Name) Anthony Joseph  
(Address) Columbiana, Al. 35051

Send Tax Notice to:

(Name) \_\_\_\_\_  
(Address) \_\_\_\_\_

**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$1.00 and the exchange of properties \_\_\_\_\_ DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,  
J. Anthony Joseph

(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto  
Nina J. McCord, Kenneth McCord; Nina J. McCord, as custodian for Britney McCord and  
Nina J. McCord, as custodian for Joseph McCord.

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

Legal description is attached hereto on Exhibit "A" and made a part hereof, as if  
written herein.

Inst # 1998-28265

07/24/1998-28265  
02:13 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 SNA 13.50

This is not the homestead of the grantor or his spouse.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this \_\_\_\_\_  
day of July, 1998.

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

J. Anthony Joseph  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Shelby County }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that J. Anthony Joseph, whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20<sup>th</sup> day of \_\_\_\_\_

My Commission Expires:

Matthew B. J...  
Notary Public

**Exhibit "A"**

Commence at a 1 inch pipe in place accepted as the Northwest corner of Section 19, Township 20 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 01 deg. 42 min. 34 sec. West along the West boundary of said Section for a distance of 1322.84 feet to a 2 inch pipe in place accepted as the Southwest corner of the NW 1/4 of the NW 1/4 of said Section; thence proceed South 87 deg. 39 min. 34 sec. East along the South boundary of said 1/4-1/4 Section for a distance of 193.87 feet to a point on the Northerly right of way of Shelby County Road No. 39 thence proceed North 27 deg. 15 min. 21 sec. East along the Northerly right of way of said road for a distance of 108.81 feet; thence proceed North 42 deg. 41 min. 48 sec. East along the Northerly right of way of said road for a distance of 188.48 feet; thence proceed North 53 deg. 16 min. 09 sec. East along the Northerly right of way of said road for a distance of 181.02 feet; thence proceed North 58 deg. 01 min. 27 sec. East along the Northerly right of way of said road for a distance of 196.81 feet; thence proceed North 54 deg. 53 min. 02 sec. East along the Northerly right of way of said road for a distance of 278.78 feet; thence proceed North 36 deg. 24 min. 29 sec. West for a distance of 853.47 feet to a point on the North boundary of said Section 19; thence proceed North 87 deg. 39 min. 34 sec. West along the North boundary of said Section 19 for a distance of 368.02 feet to the point of beginning.

The above described land is located in the NW 1/4 of the NW 1/4 of Section 19, Township 20 South, Range 1 West, Shelby County, Alabama.

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