


This Instrument was Prepared by:
Richard W. Theibert, Esq.
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

Send Tax Notice to:
W. E. McCracken Group, Inc.
2708 Inverness Cliffs
Birmingham, Alabama 35243

WARRANTY DEED


20060619000292360 1/5 \$328.00
Shelby Cnty Judge of Probate, AL
06/19/2006 02:36:36PM FILED/CERT

**This is a corrective deed for that certain deed recorded in instrument number
2005-36397 filed to show conveyance of all interest of all the grantors
of all the land conveyed and to correct the legal description.**

THE STATE OF ALABAMA)

Know all men by these presents:

COUNTY OF SHELBY)

That in consideration of Three Hundred Five Thousand and no/100 Dollars (\$305,000.00), in hand paid to the undersigned Ralph W. Coplin, a married man and NeeNee Roxanne Coplin, an unmarried woman and Scott Brandon Boyd, a married man, hereinafter referred to as "Grantor"), by W. E. McCracken Group, a corporation, (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Grantee the following described real estate, located and situated in Shelby County, Alabama to wit:

See exhibit "A" which is attached hereto and made a part hereof as if set fully herein.

Subject to:

1. Ad valorem taxes for the current year.
2. Subject to non-exclusive limited easement agreement dated 7-18-1992 by and between Frank A. Brotherton, Allen B. Ellis and Ralph W. Coplin and Scott B. Boyd recorded in Instrument number 1992-14763.
3. Grant of Easement in favor of Alabama Power Company recorded in Instrument 1995-30844.
4. Right of way in favor of Alabama Power Company recorded in Volume 189 page 318.
5. Mineral and Mining rights excepted in Volume 244 page 414.
6. A Perpetual Easement for Ingress and Egress as set forth and described in deed from AmSouth Bank to Sunny R. Clowdus recorded in Instrument No.20031215000804140.
7. Title to all minerals and mining rights and related privileges thereto as reserved in Deed Book 307 page 699 and Deed Book 194 page 128.
8. Right of Way in favor of Alabama Power Company recorded in Deed Book 138 page 328.
9. Right of way to State of Alabama for Highway No. 25 recorded in Deed Book 158 page 496 and Deed Book 158 page 421.
10. Right of way to Railroad as described in Deed Book 194 page 128.
11. Less and except that part of subject property which presently lies in the right of way of existing public roadway.
12. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on , and under subject property.

**Ralph W. Coplin and Ralph Coplin are one and the same person.
NeeNee Roxanne Coplin and NeeNee Roxine Coplin are one and the same person.
None of the property conveyed herein is the homestead of any of the
grantors nor is the homestead of any of the grantors spouses, if married.**

**\$198,250.00 of the purchase price recited above was paid by a
mortgage loan closed simultaneously with the delivery of this deed.**

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And said Ralph W. Coplin, a married man, NeeNee Roxanne Coplin, an unmarried woman, and Scott Brandon Boyd, a married man, do for themselves, their heirs and assigns, covenant with the said Grantee, its successors and assigns, that they are lawfully seized in fee simple of the said premises; that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid; that they will and their heirs and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Ralph W. Coplin, a married man, NeeNee Roxanne Coplin, an unmarried woman, and Scott Brandon Boyd, a married man, have hereunto set their signatures and seals on the 2 of June 2006.

WITNESS:

Joyce M. Leonhardt

Ralph W. Coplin
Ralph W. Coplin

THE STATE OF Florida
COUNTY OF Walton

I, the undersigned authority, a Notary Public, in and for said State and County, hereby certify that Ralph W. Coplin 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, he executed the same voluntarily on the day the same bears date.

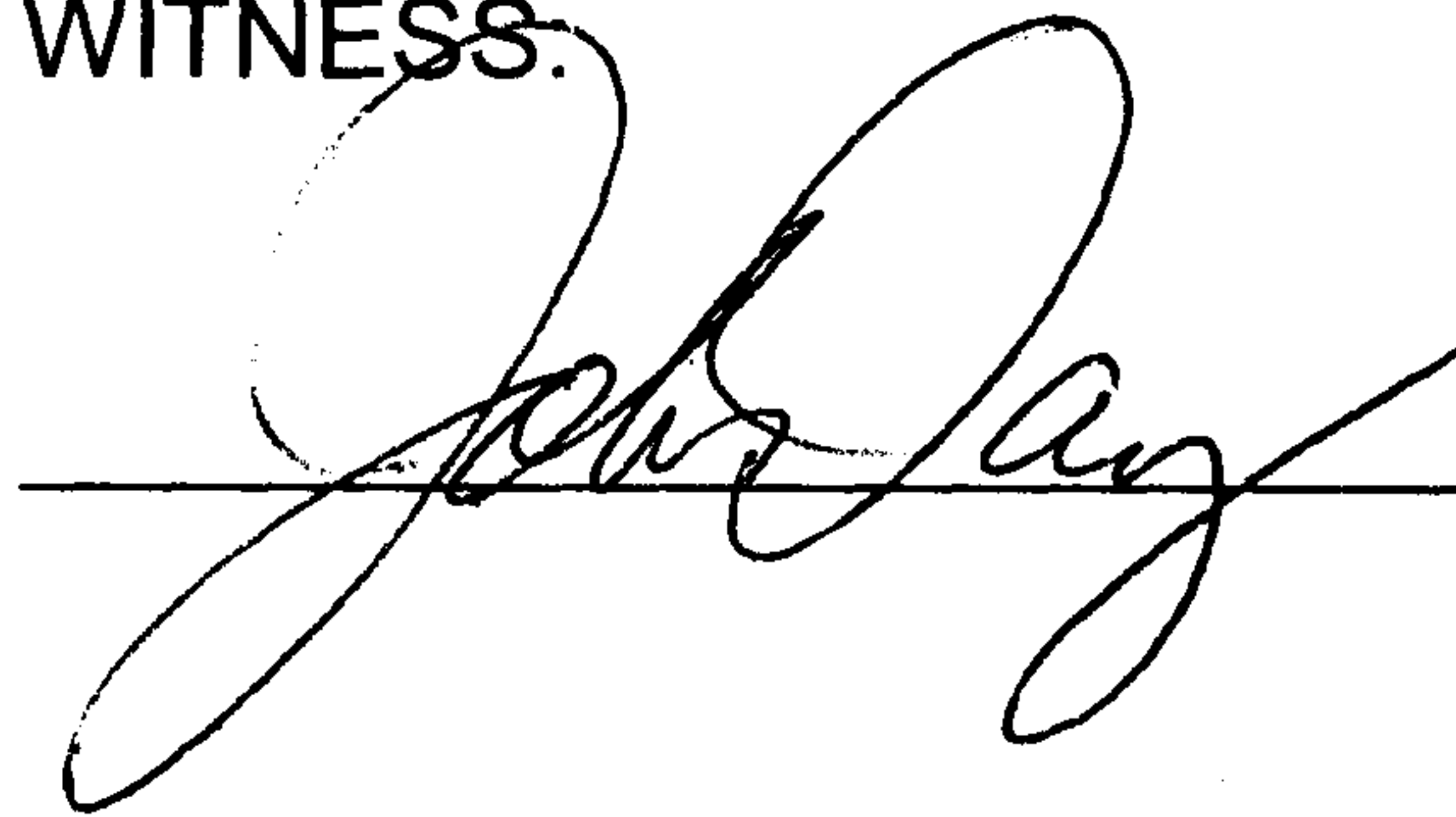
Given under my hand and seal this 2 day of June 2006.

SEAL




Joyce M. Leonhardt
Notary Public
My Commission Expires 11-15-2008

WITNESS:



20060619000292360 3/5 \$328.00
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NeeNee Roxanne Coplin

THE STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, in and for said State and County, hereby certify that NeeNee Roxanne Coplin 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 seal this 5th day of June 2006.

SEAL

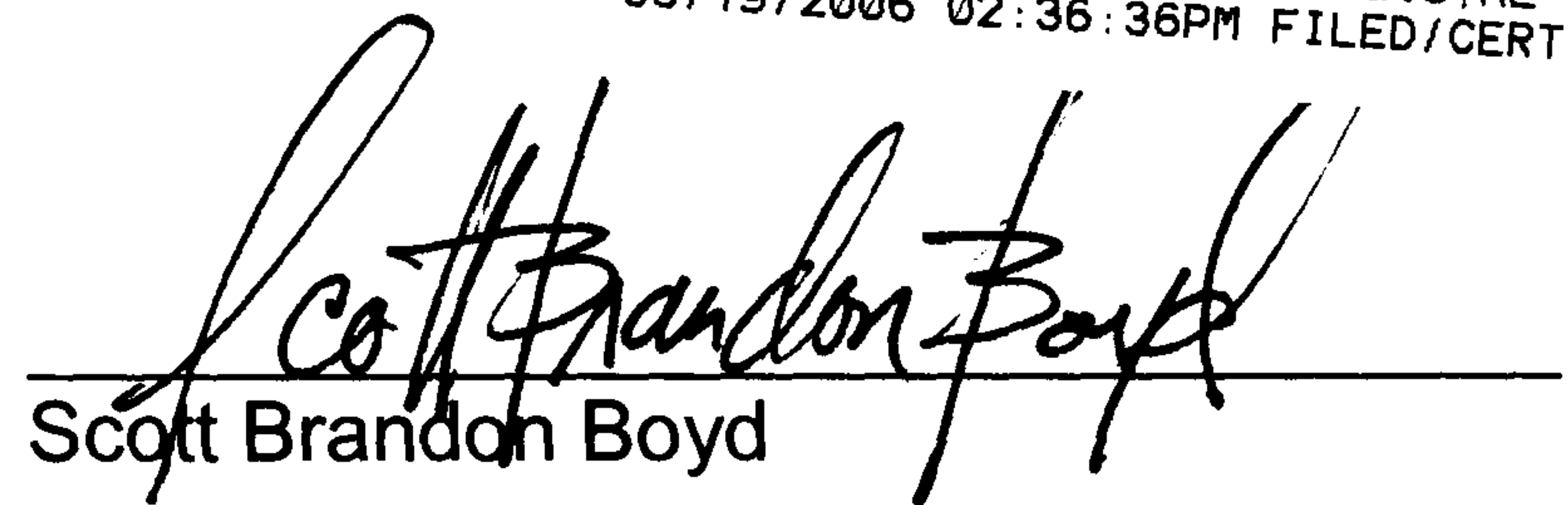

Notary Public
My Commission Expires 9/21/08

GEORGIA ELLARD RABY
Notary Public, State of Alabama
My Commission Expires 09 / 21 / 08

20060619000292360 4/5 \$328.00
Shelby Cnty Judge of Probate, AL
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WITNESS:



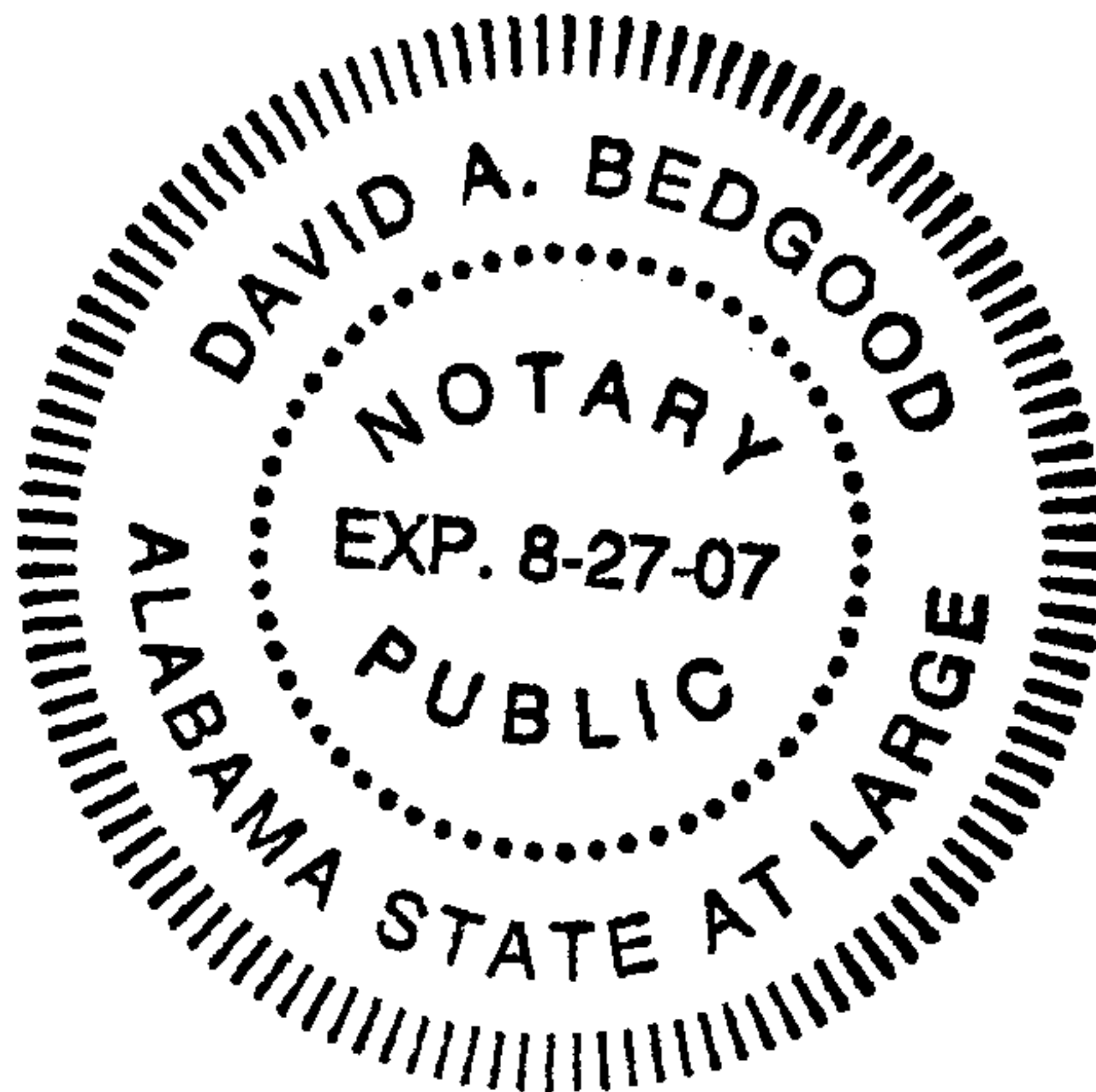

Scott Brandon Boyd

THE STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public, in and for said State and County, hereby certify that Scott Brandon Boyd 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 1st day of June 2006.

SEAL




Notary Public
My Commission Expires _____

EXHIBIT "A"

20060619000292360 5/5 \$328.00
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PARCEL I:

PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SITUATED IN SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE NE 1/4 OF NE 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 1 EAST AND RUN SOUTH ALONG THE EAST LINE OF SAID 1/4-1/4 A DISTANCE OF 630 FEET MORE OR LESS TO THE SOUTHERLY LINE OF ALABAMA HIGHWAY NO. 25, FOR THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PROPERTY; THENCE CONTINUE SOUTH ALONG THE EAST LINE OF SAID 1/4-1/4 A DISTANCE OF 690 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF THE NE 1/4 OF NE 1/4; THENCE RUN IN A WESTERLY DIRECTION ALONG THE SOUTH BOUNDARY LINE OF SAID 1/4-1/4 OF THE SOUTHERLY RIGHT OF WAY LINE OF HIGHWAY NO. 25; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID HIGHWAY TO THE POINT OF BEGINNING. MINERAL AND MINING RIGHTS EXCEPTED.

PARCEL II:

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SITUATED IN SHELBY COUNTY, ALABAMA; LESS AND EXCEPT THE FOLLOWING TWO TRACTS.

A) EXCEPT THAT PART LYING NORTH OF HIGHWAY 25 CONVEYED TO SUNNY R. CLOWDUS BY RALPH W. COPLIN, ET AL, BY DEED DATED MAY 10, 2002 AND RECORDED IN INSTRUMENT NUMBER 2002-25438.

B) EXCEPT THAT PART CONVEYED TO SUNNY R. CLOWDUS BY DEED DATED NOVEMBR 18, 2003 FROM AMSOUTH BAND RECORDED IN INSTRUMENT NUMBER 2003-80414

Shelby County, AL 06/19/2006
State of Alabama

PARCEL III:

Deed Tax: \$305.00

ALL THAT PART OF THE SOUTHEAST DIAGONAL 1/2 OF THE NW 1/4 OF THE SE 1/4 AND ALL THAT PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, WHICH LIES NORTH OF THE NORTH RIGHT OF WAY LINE OF HIGHWAY NO. 25.