

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

Eastern Office
(205) 833-1571
FAX 833-1577

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(205) 988-5600
FAX 988-5905

This instrument was prepared by:

(Name) John W. Hinds
(Address)

Send Tax Notice to:

(Name)
(Address)


20080813000326490 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
08/13/2008 03:16:48PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and Other Valuable Consideration

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,

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

Curtiss W. Coborn

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Commencing at a rebar found at the SW corner of the SW 1/4 - NE 1/4 of Section 2, Township 22 South, Range 2 West, Shelby County, Alabama, thence S 86 degrees 46 minutes 34 seconds E a distance of 325.91 feet; thence S 86 degrees 46 minutes 34 seconds E a distance of 325.91 feet; thence N 02 degrees 23 minutes 20 seconds E a distance of 620.57 feet; thence N 02 degrees 23 minutes 20 seconds E a distance of 158.63 feet, which is the point of BEGINNING; thence N 02 degrees 23 minutes 20 seconds E a distance of 148.00 feet; thence N 87 degrees 36 minutes 40 seconds W a distance of 327.38 feet; thence S 02 degrees 17 minutes 42 seconds W a distance of 148.00 feet; thence S 87 degrees 36 minutes 40 seconds E a distance of 327.14 feet to the point and place of BEGINNING. Containing 1.11 acres more or less; and subject to a 15 foot access easement along the subject property's westerly border.

This is a corrective deed, correcting the legal description on the deed recorded in book 323, page 319 and subsequent Quit Claim deed(s).

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 26th day of July, 192008

(Seal)

(Seal)

(Seal)

John W. Hinds (Seal)

(Seal)

Billye W. Hinds (Seal)

(Seal)

STATE OF ALABAMA

Jefferson County }

General Acknowledgment

I, Debra B. Christopher, a Notary Public in and for said County, in said State, hereby certify that John W. + Billye W. Hinds, whose name(s) 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, is executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 26th day of July 2008.

10/02/08

My Commission Expires:

Debra B. Christopher