

This instrument was prepared by

(Name) Charles W. Gorham, Atty. (GORHAM, KING & DONALDSON)

(Address) 915 Frank Nelson Building, Bham, AL 35203

WARRANTY DEED - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten dollars (\$10.00) and other good and valuable consideration

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

Ben W. Hooks and wife, Jackie L. Hooks

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

William Allen Cooper, a single man

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

A parcel of land located in Section 29, Township 19 South, Range 3 East, Shelby County, Alabama, being more particularly described as follows: Commence at an Alabama Power Company concrete monument on the North bank of the Coosa River and the West line of Section 29, Township 19 South, Range 3 East, Shelby County, Alabama, said concrete monument having co-ordinates of North 1,036,400.07 feet and East 338,744.62 feet on the Alabama East Zone Coordinate System, and run North 84°42'30" East (bearing relative to the Alabama East Zone Coordinate System) a distance of 3,668.06 feet to a point on the center line of Old Ferry Road, which point is the point of beginning of the herein described parcel; thence deflect 18°52'50" to the left and run in a Northeasterly direction a distance of 889.95 feet to a point; thence turn an interior angle of 59°28'00" and run to the right in a Southerly direction a distance of 348 feet, more or less, to the 402 MSL contour on the North bank of the Coosa River, thence run to the right in a Southwesterly direction along the 402 MSL contour a distance of 835 feet, more or less, to a point on the center line of the Old Ferry Road; thence run to the right along said center line on a bearing of North 1° 01'30" East a distance of 158 feet, more or less, to a point; thence turn an interior angle of 181°49'40" and run to the left in a Northerly direction along said center line a distance of 101.50 feet to the point of beginning of the herein described parcel; containing 5.0 acres above the Alabama Power Company Flood Easement (408 MSL contour).

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, we have hereunto set our hands(s) and seal(s), this 16th day of October, 1980

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1980 OCT 30 PM 8:44

STATE OF ALABAMA

JEFFERSON COUNTY

Deed 2.00
Rec. 1.50
Ind. 1.00
4.50

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ben W. Hooks and wife, Jackie L. Hooks, whose names 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of October, A. D., 1980.

Notary Public

Charles W. Gorham