

Send tax notice to:

Mrs. Catherine S. Cooksey
4933 Sussex Road
Birmingham, Alabama 35242

This Instrument Prepared By:
L. B. Feld, Esquire
Feld, Hyde, Lyle & Wertheimer, P.C.
2100 SouthBridge Pky., Suite 590
Birmingham, AL 35209

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration to the undersigned GRADY D. COOKSEY and CATHERINE S. COOKSEY (herein referred to as "Grantors"), in hand paid by CATHERINE S. COOKSEY (herein referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantee the real estate situated in SHELBY County, Alabama, more particularly described as follows:

Lot 34, according to Survey of Meadow Brook, Second Sector - Second Phase as recorded in Map Book 7, page 130, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

Reference:
Book 333, Page 180
Judge of Probate, Shelby County

Mineral and mining rights excepted.

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or the subsequent year but not yet payable.
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

And the Grantors do, for Grantors and Grantors' heirs, executors and administrators, covenant with the said Grantee that

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09/05/1995-24385
10:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 92.00

Inst # 1995-24385

Grantors are lawfully seized of said premises in fee simple; that the premises are free from all encumbrances except as hereinabove stated; that Grantors have a good right to sell and convey the same as aforesaid; and that Grantors will, and Grantors' heirs, executors and administrators shall warrant and defend the same unto the said Grantee and Grantee's heirs and assigns forever, against the lawful claims of any and all persons.

TO HAVE AND TO HOLD to the said Grantee, and to Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantors have hereto set their hands and seals, this the 28th day of Aug, 1995.

Grady D. Cooksey (SEAL)
GRADY D. COOKSEY

Catherine S. Cooksey (SEAL)
CATHERINE S. COOKSEY

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that GRADY C. COOKSEY and CATHERINE S. COOKSEY, 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 said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand on this 28th day of Augth, 1995.

[Signature]
Notary Public

SEAL

My Commission Expires: 1-12-96

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.