

20080411000148590 1/2 \$189.00  
Shelby Cnty Judge of Probate, AL  
04/11/2008 01:16:23PM FILED/CERT

Shelby County, AL 04/11/2008  
State of Alabama

Deed Tax: \$175.00

SEND TAX NOTICE TO:

**Cecilia M. Cook and Clarke L.  
Cook**  
**89 Shaw Drive**  
**Chelsea, Alabama 35043**

803098  
**This instrument was prepared by:**

**Shannon E. Price, Esq.**  
**P. O. Box 19144**  
**Birmingham, AL 35219**

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**  
**SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **One Hundred Seventy Five Thousand dollars & no cents (\$175,000.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

**Leroy Nance and wife, Elizabeth E. Nance** (herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto **Cecilia M. Cook and husband, Clarke L. Cook** (herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**PARCEL I**

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 20 SOUTH OF THE HUNTSVILLE BASE LINE, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN; PROCEED SOUTHERLY ALONG THE EAST LINE OF SAID 1/4 – 1/4 SECTION FOR A DISTANCE OF 360.63 FEET TO THE NORTHERLY RIGHT OF WAY OF SHELBY COUNTY ROAD 336; TURN AN ANGLE TO THE RIGHT OF 86°57'36" AND PROCEED FOR A DISTANCE ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 194.86 FEET; TURN AN ANGLE TO THE LEFT OF 5°04'59" TO THE CHORD OF A CURVE TO THE LEFT HAVING A RADIUS OF 857.67 FEET, A CENTRAL ANGLE OF 10°09'58", AND A CHORD LENGTH OF 151.98 FEET; PROCEED ALONG THE ARC OF SAID CURVE, BEING SAID RIGHT OF WAY, FOR A DISTANCE OF 152.18 FEET; TURN AN ANGLE TO THE RIGHT FROM SAID CHORD OF 101°36'29" AND PROCEED FOR A DISTANCE OF 168.12 FEET; TURN AN ANGLE TO THE RIGHT OF 90°58'24" AND PROCEED FOR A DISTANCE OF 160.21 FEET; TURN AN ANGLE TO THE LEFT OF 90°02'57" AND PROCEED FOR A DISTANCE OF 50.62 FEET; TURN AN ANGLE TO THE LEFT OF 1°15'28" AND PROCEED FOR A DISTANCE OF 189.81 FEET TO THE NORTH LINE OF SAID 1/4 – 1/4 SECTION; TURN AN ANGLE TO THE RIGHT OF 87°51'49" AND PROCEED ALONG SAID LINE FOR A DISTANCE OF 160.67 FEET TO THE POINT OF BEGINNING.

**PARCEL II**

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 20 SOUTH OF THE HUNTSVILLE BASE LINE, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN; PROCEED WESTERLY ALONG THE NORTH LINE OF SAID 1/4 – 1/4 SECTION FOR A DISTANCE OF 160.67 FEET TO THE POINT OF BEGINNING; CONTINUE ALONG SAID LINE FOR A DISTANCE OF 160.39 FEET; TURN AN ANGLE TO THE LEFT OF 87°56'51" AND PROCEED FOR A

LN by EEN, AIF  
EEN



DISTANCE OF 230.79 FEET; TURN AN ANGLE TO THE LEFT OF 88°56'32" AND PROCEED FOR A DISTANCE OF 160.212 FEET; TURN AN ANGLE TO THE LEFT OF 90°02'57" AND PROCEED FOR A DISTANCE OF 50.62 FEET; TURN AN ANGLE TO THE LEFT OF 1°15'28" AND PROCEED FOR A DISTANCE OF 189.81 FEET TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.

**Subject to:**

1. The lien of Ad Valorem taxes for the year 2008 are a lien but neither due nor payable until 1 October, 2008.
2. Municipal improvements assessments and fire district dues against subject property, if any.
3. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
4. Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

**TO HAVE AND TO HOLD** Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, GRANTOR(S)** have hereunto set my (our) hand(s) and seal(s), this **April 07, 2008**

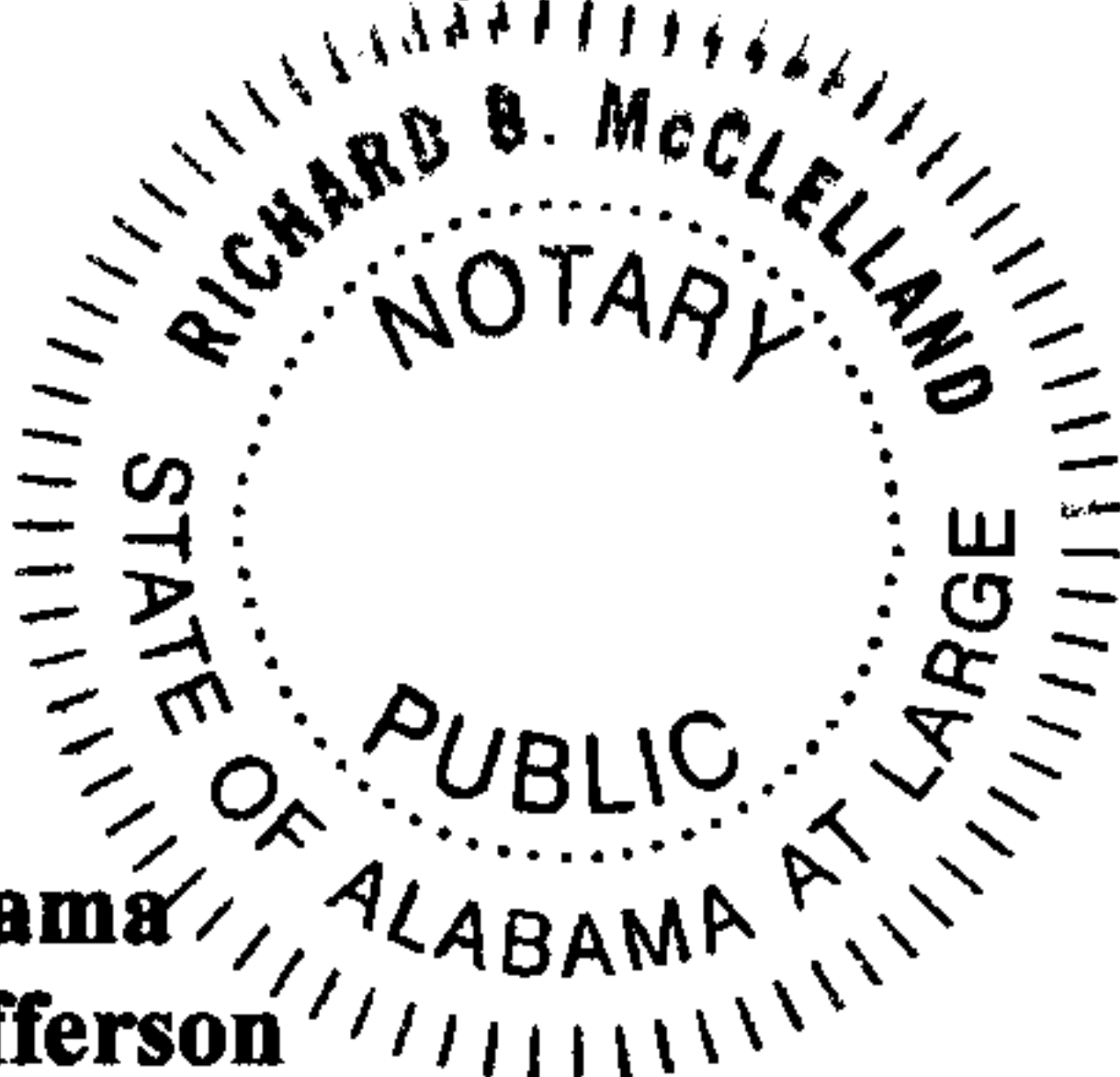
*Leroy Nance by Elizabeth E. Nance* (Seal) AIF  
Leroy Nance, By: Elizabeth Earline Nance, Attorney in Fact  
*Elizabeth E. Nance* (Seal)  
Elizabeth E. Nance

**STATE OF ALABAMA**  
**JEFFERSON COUNTY**

**General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elizabeth E. Nance, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), 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 7th day of April, 2008



*Richard B. McClelland*  
Notary Public.

(Seal)

Richard B. McClelland  
My Commission Expires: 10-19-2010

State of Alabama  
County of Jefferson

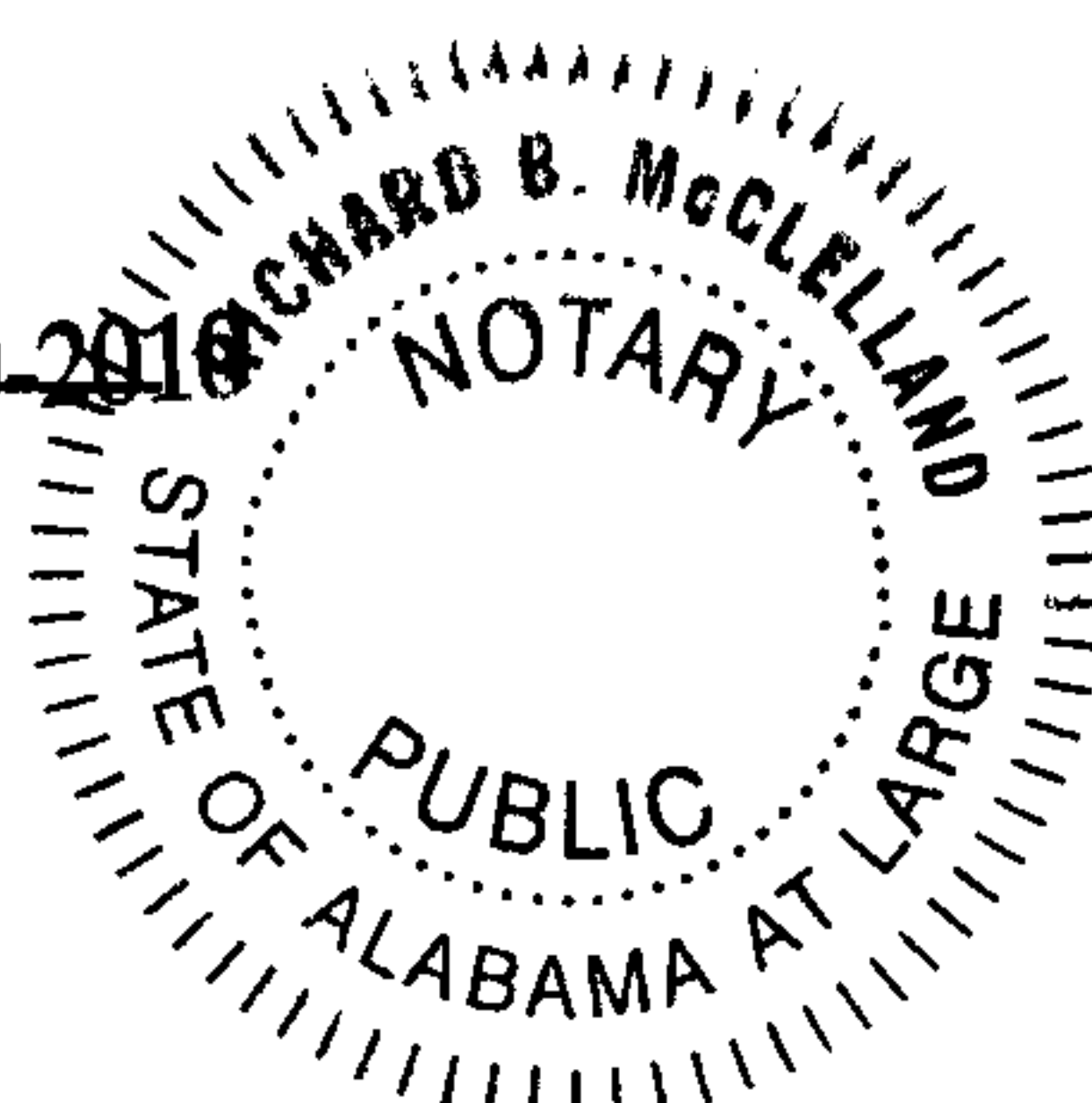
I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Leroy Nance, whose name is signed by Elizabeth Earline Nance, as Attorney in Fact, to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, he (she), in his (her) capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on April 07, 2008.

*Richard B. McClelland*  
Notary Public

My commission expires: Richard B. McClelland  
My Commission Expires: 10-19-2010

WARRANTY DEED, JOINT TENANTS  
WITH RIGHT OF SURVIVORSHIP  
Closers' Choice



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