

STATE OF ALABAMA
JEFFERSON COUNTY.

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred and no/100 Dollars and other valuable considerations to the undersigned grantor, Coy M. Cooper, as Trustee under deed from K. E. Cooper and wife, dated January 15, 1963 and recorded in Deed Book 226, Page 473 in hand paid by Cahaba Valley Homes, Inc., the receipt whereof is acknowledged, the said Coy M. Cooper, as such Trustee, does GRANT, BARGAIN, SELL AND CONVEY unto the said Cahaba Valley Homes, Inc., the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the S.E. corner of Section 11, Township 20 South, Range 3 West and go Northward along the east side of same 701.0 feet to point of beginning, thence N. 69°-20' W. 277.5 feet, thence S. 76°-10' W. 80.0 feet to East border of a paved highway, thence N. 30°-15' W. 20.52' to a marker on this border, thence N. 32°-42' W. and along this border 1568.9 feet to an offset in this border, thence N. 57°-18' E. 10.0 feet, thence N. 32°-48' W. and along this border 649.56 feet, thence S. 89°-47½' E. 169.47 feet to N.W. corner of N.E.¼ of S.E.¼ of said Section 11, thence in the same line 1323.25 feet to the N.E. corner of same, thence S. 89°-51' E. 465.12 feet, thence in the same line 490.49 feet to a point on creek bank, marked "L" on map, thence continue in the same line 35.0 feet to center of this creek which extends Southwestward and is approximately parallel to and 25.0 to the left of the following random line: S. 41°-05' W. 122.21 feet, S. 7°-55' W. 130.4 feet, S. 5°-44' E. 187.58 feet, S. 37°-24' E. 209.38 feet, S. 34°-09' W. 175.88 feet, S. 54°-42' W. 380.18 feet, S. 14°-55' W. 113.10 feet, S. 21°-15' E. 155.05 feet, S. 34°-25' E. 162.91 feet to point on creek bank marked "U". Thence begin on center line creek 35.0 feet East of Point "L" and follow it Southwestward to point 35.0 feet East of Point "U", thence 35.0° West to point "U", thence S. 89°-58' W. 428.29 feet, thence S. 1°-20' E. 631.45 feet to point of beginning.

The above described property lying and being in Sections 11 and 12, Township 20 South, Range 3 West, in Shelby County, Alabama.

Except from the above described lands those lands described and heretofore conveyed by grantor to Cahaba Valley Homes, Inc., by two deeds recorded in the Probate Office of Shelby County, Alabama,

one in Volume 263, beginning at page 335, and the other in Volume 267, beginning at page 819.

Exceptions: This conveyance is made subject to current year's taxes due October 1, 1972 and to right of way deed executed to Shelby County, Alabama for road purposes, deed recorded in Vol. 253, page 536 in the Probate Office of Shelby County, Alabama; and to transmission line permit deeded to Alabama Power Company on November 17, 1939.

TO HAVE AND TO HOLD, to the said Cahaba Valley Homes, Inc., its heirs, assigns and successors forever.

And I do, for myself and for my successors and assigns covenant with the said Cahaba Valley Homes, Inc., its successors and assigns that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; except as above stated; that I have a good right to sell and convey the same as aforesaid; that I will, and my successors and assigns shall, warrant and defend the same to the said Cahaba Valley Homes, Inc., its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 14th day of January, 1972.

Coy M. Cooper, as Trustee under deed from K. E. Cooper and wife recorded in Deed Book 226, page 473 in Shelby County, Alabama.

Coy M. Cooper

19720114000002390 2/3 \$.00
Shelby Cnty Judge of Probate, AL
01/14/1972 12:00:00 AM FILED/CERT

3.

STATE OF ALABAMA

JEFFERSON COUNTY

I, Rosalie F. Jordan, a Notary Public in and for said County, in said State, hereby certify that Coy M. Cooper, 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 as such trustee executed the same voluntarily on the day the same bears date, in his capacity as such Trustee.

Given under my hand and official seal this 14th day of January, 1972.

Rosalie F. Jordan
Notary Public

The undersigned approve above deed:

Kenneth D. Maru Cooper
Kenneth Maru/Cooper

Elaire Cooper Fletcher
Elaire Cooper Fletcher

Erlin Cantey Cooper
Erlin Cantey Cooper

K. E. Cooper
K. E. Cooper

Coy M. Cooper
Coy M. Cooper

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1972 JAN 14 PM 3:13
Deed Index 25.00

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Came from
JUDGE OF PROBATE



19720114000002390 3/3 \$.00
Shelby Cnty Judge of Probate, AL
01/14/1972 12:00:00 AM FILED/CERT