

8925-

GENERAL WARRANTY DEED

State of Alabama

Shelby COUNTY

Know All Men By These Presents,

That in consideration of Sixteen Hundred Dollars (\$1,600.00) DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged
I, Mattie Cooper

(herein referred to as grantors) do grant, bargain, sell and convey unto Paul Cox

(herein referred to as GRANTEES) the following described real estate situated in Shelby County, Alabama,
to wit:

Commencing at the Northeast corner of Southeast Quarter of Southeast Quarter of Section 23, Township 20 South, Range 2 West, Shelby County, Alabama; and run in a Southerly direction along the East boundary of said section 200 feet to a point of beginning; run thence West, 150 feet; turn thence a 90° angle to the left and run South 100 feet; turn thence a 90° angle to the left and run East 150 feet; thence turn a 90° angle to the left and run in a northerly direction along the East boundary of said section, 100 feet to the point of beginning.

This conveyance is subject to easements and restrictions of record.

19780316000033490 1/3 \$.00
Shelby Cnty Judge of Probate, AL
03/16/1978 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, to the said GRANTEES, their (his), (her) 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:

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,

have hereunto set

hand and seal

day of

March 15, 1978

WITNESS:

Maxine M. Parrish

X Mattie Cooper (SEAL)

This Instrument is Prepared by:

Carl M. Parrish

P.O. Box 870

Sylacauga, AL 35150

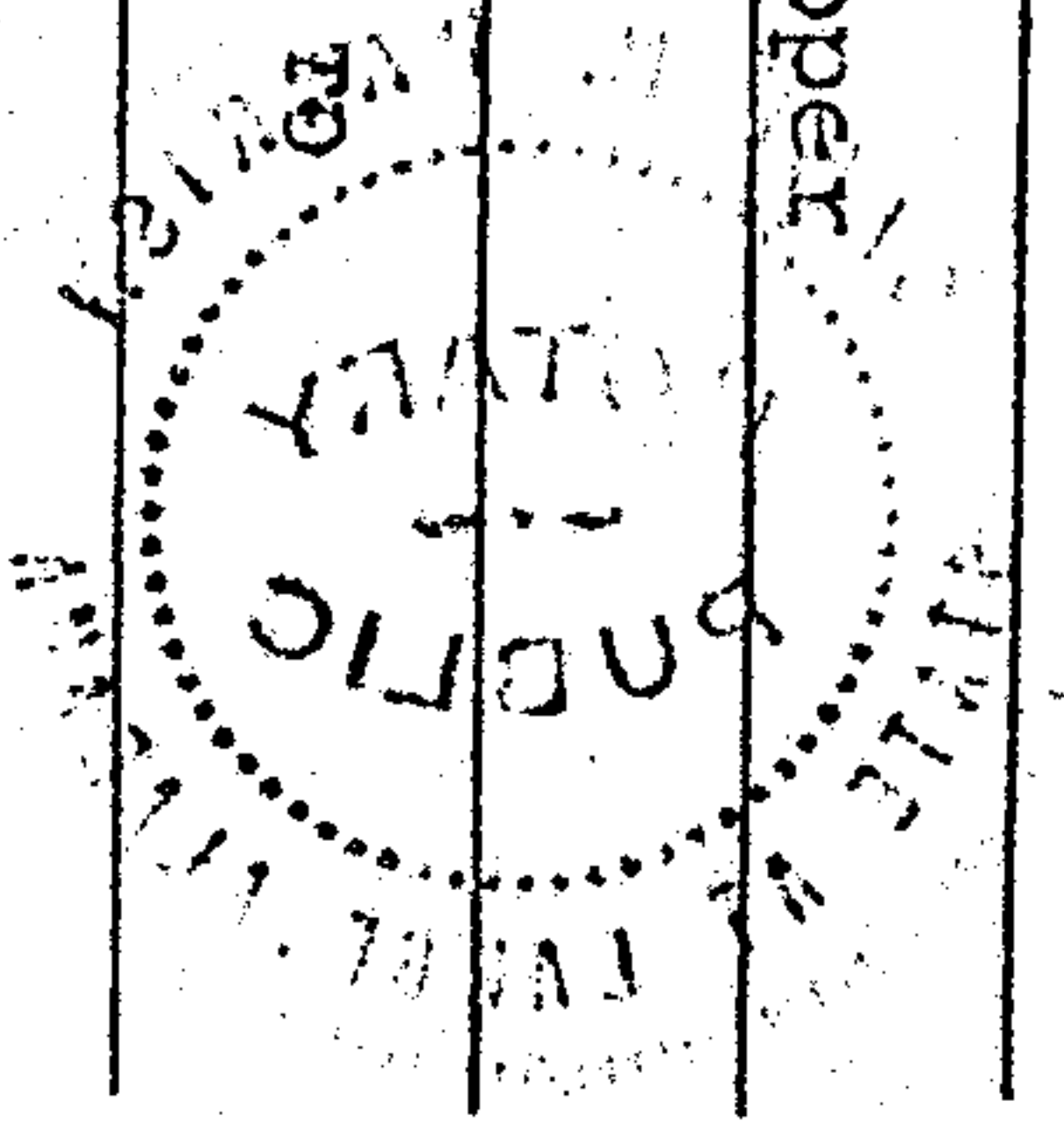
(SEAL)
(SEAL)
(SEAL)

Paul R. Cox
P.O. Box 116
Chelsa, AL 35112

Mattie Cooper

Paul Cox

WARRANTY DEED



State of Alabama
Shelby COUNTY }

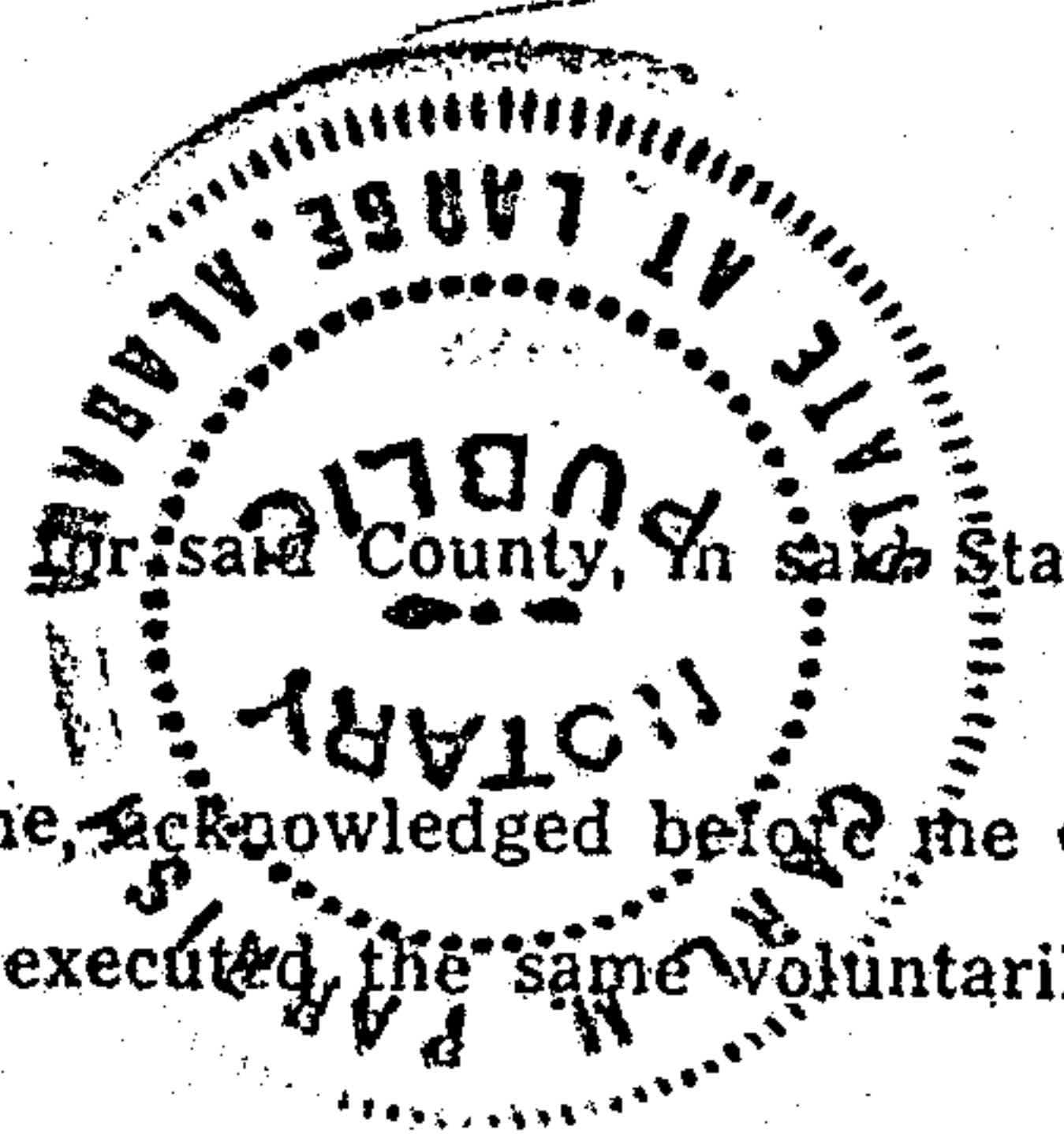
I, Carl M. Parrish
hereby certify that Mattie Cooper

whose name is signed to the foregoing conveyance, and who is
this day, that, being informed of the contents of the conveyance I
on the day the same bears date.

Given under my hand and official seal this 15th day of March

, a Notary Public in and for said County, in said State,

known to me, acknowledged before me on
executed the same voluntarily



A.D., 19 78

Carl M. Parrish
Notary Public

MY COMMISSION EXPIRES FEB. 11, 1978

State of
COUNTY }

I,
hereby certify that

whose name signed to the foregoing conveyance, and who
this day, that, being informed of the contents of the conveyance
on the day the same bears date.

Given under my hand and official seal this day of

, a Notary Public in and for said County, in said State,

known to me, acknowledged before me on
executed the same voluntarily

A.D., 19

Notary Public

State of
COUNTY }

I,
hereby certify that

whose name signed to the foregoing conveyance, and who
this day, that, being informed of the contents of the conveyance
on the day the same bears date.

Given under my hand and official seal this day of

, a Notary Public in and for said County, in said State,

known to me, acknowledged before me on
executed the same voluntarily

A.D., 19

Notary Public



19780316000033490 2/3 \$.00
Shelby Cnty Judge of Probate, AL
03/16/1978 12:00:00AM FILED/CERT

PROPOSAL TO PURCHASE

Authorized Agreement through the office of Carl Parrish Real Estate

March 15, 1978

For a valuable consideration, I/we hereby agree to buy from Mattie Cooper the property located and described as follows, namely:

Commencing at the Northeast corner of Southeast Quarter of Southeast Quarter of Section 23, Township 20 South, Range 2 West, Shelby County, Alabama; and run in a Southerly direction along the East boundary of said section 200 feet to a point of beginning; run thence West, 150 feet; turn thence a 90 angle to the left and run South 100 feet; turn thence a 90 angle to the left and run East 150 feet; thence turn a 90 angle to the left and run in a northerly direction along the East boundary of said section, 100 feet to the point of beginning.

This conveyance is subject to easements and restrictions of record.

in the of County of Shelby and State of , for the sum of \$ 1,600.00

The terms of purchase to be as follows: \$ 1,600.00 on delivery of Deed and the balance to be paid as follows:

19780316000033490 3/3 \$.00
Shelby Cnty Judge of Probate, AL
03/16/1978 12:00:00AM FILED/CERT

Taxes assessed and unpaid to this date to be (paid) (assumed) by (seller) (buyer).

I/we hereby agree to give the above broker days to get the owner's signature to the written acceptance of this proposition, appearing below, which when signed, will constitute a binding agreement between the purchaser and seller, and herewith deposit \$ 1,600.00 as earnest money to apply on the purchase price. If proposition is not accepted or the title is not good, or cannot be made good, this amount to be refunded, otherwise to be retained.

Sale to be closed on or before , 19 or as soon as

Possession to be given as agreed by both parties , 19

Witnesses:

Maurine M. Parrish

Signed:

Paul R. Cox

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

1978 MAR 16 PM 12:18

Deed 2.00
Rec. 4.50
Ind. 1.00
8.50

The above proposition is hereby accepted.

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

I/we also agree to pay a commission of \$ accordance with listing contract, for negotiating this sale, but if not closed on account of purchaser's default the commission shall not exceed the amount of the deposit.

Witnesses:

Maurine Parrish

Signed:

Mattie Cooper

Salesman.