

(Name)

(Address)

2824 Linden Avenue, Homewood, Alabama 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Seven Thousand Five Hundred and No/100---Dollars

to the undersigned grantor, MARTIN & SONS, INC., a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

RONNIE L. G. COOPER and LINDA J. COOPER

(herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor  
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,  
situated in Shelby County, Alabama, to-wit:

All that parcel of real property described in Exhibit "A"  
attached hereto and by reference incorporated herein as an  
integral part hereof.

This conveyance is subject to the following:

1. Taxes for 1978 and subsequent years.
2. Transmission line permits to Alabama Power Company recorded in  
Deed Book 177, Page 353 in Probate Office.
3. Right of way to Shelby County, recorded in Deed Book 174, Page  
111 and in Deed Book 244, Page 478, in Probate Office.
4. Power line as shown on survey of Laurence D. Weygand, dated  
July 24, 1978.
5. Gas line as shown on survey of Laurence D. Weygand dated  
July 24, 1978.
6. Encroachment of fence along North side of said property as  
shown on survey of Laurence D. Weygand, dated July 24, 1978.

\$54,500.00 of the consideration recited above was paid from the proceeds  
of a mortgage loan executed simultaneously herewith.

19780821000110470 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
08/21/1978 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, To the said GRANTEEES for and during their joint lives and upon the death of either of  
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-  
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant  
and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Lenord L. Martin  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16 day of August 1978  
MARTIN & SONS, INC.

ATTEST:

By Lenord L. Martin  
LENORD L. MARTIN, Its President

Secretary

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned  
State, hereby certify that Lenord L. Martin  
whose name as President of Martin & Sons, Inc.,  
a corporation, 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 officer and with full authority, executed the same voluntarily for and as  
the act of said corporation,

Given under my hand and official seal, this the 16th day of August 1978.

Robert O. Driggers  
Notary Public

Commence at the NW corner of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$ , Section 1, Township 22 South, Range 3 West; thence run East along the North line of the said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 58.93 feet to the point of beginning; thence continue along the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 300.00 feet; thence turn an angle of 97 deg. 00 min. 34 sec. to the right and run a distance of 384.87 feet to a point on the Northeast R/W of Shelby County Highway No. 22; thence turn an angle to 117 deg. 59' 11" to the right, to the tangent of a curve and run along said curve (whose Delta Angle is 0 deg. 22 min. 57 sec. to the right, radius is 6,114.82 feet, Tangent is 20.41 feet; Length of Arc is 40.83 feet); thence continue along said Highway R/W a distance of 259.17 feet to the point of intersection with the R/W of County Hwy. No. 107; thence turn an angle of 51 deg. 17 min. 37 sec. to the right and run along said Hwy. 107 R/W a distance of 206.35 feet to the point of beginning. Situated in the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$ , Section 1, Township 22 South, Range 3 West, Huntsville Meridian, Shelby County, Alabama, and containing 1.87 acres. LESS AND EXCEPT the northernmost 3.86 feet of said tract hereinabove described.

EXHIBIT "A" attached to warranty deed from  
Martin & Sons, Inc., to Ronnie L. G. Cooper and  
Linda J. Cooper, dated August 16, 1978.

BOOK 314 PAGE 374

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1978 AUG 21 AM 8:25  
*Thomas G. [Signature]*  
JUDGE OF PROBATE

See Mtg. 381-953  
deed tax 300  
Rec. 300  
Ind. 100  
700

19780821000110470 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
08/21/1978 12:00:00AM FILED/CERT