This instrument was prepared by

(Name) RICHARD B. ALDRIDGE

(Address) ROUTE 1 BOX 495 A TRUSSVILLE

678

Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P. O. BOX 10481 • PHONE (205) -328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—

19790717000090220 1/2 $.00
Shelby Cnty Judge of Probate, AL
07/17/1979 12:00:00AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of TEN THOUSAND DOLLARS
FIVE THOUSAND DOLLARS OF THE NAMED CONSIDERATION IS A PURCHASE MONEY MORTGAGE EXECUTED AND DELIVERED WITH THIS DEED
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

JACK COOPER & WIFE, BARBARA COOPER
(herein referred to as grantors) do grant, bargain, sell and convey unto
DAVID R. BRASFIELD & WIFE, WILLIE MAUDE BRASFIELD

(herein referred to as GRANTEES) 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:

PARCEL 1:
COMMENCE AT AN ALABAMA POWER COMPANY CONCRETE MONUMENT ON THE NORTH BANK OF THE COOSA RIVER AND THE WEST LINE OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 3 EAST, SHELBY COUNTY, ALABAMA, SAID CONCRETE MONUMENT HAVING COORDINATES OF NORTH 1,036,400.07 FEET AND EAST 338,744.62 FEET, ON THE ALABAMA EAST ZONE COORDINATE SYSTEM, AND RUN NORTH 83°22'10" EAST (BEARING RELATIVE TO THE ALABAMA EAST ZONE COORDINATE SYSTEM) A DISTANCE OF 2,700.45 FEET TO A POINT; THENCE DEFLECT 5°03'50" TO THE RIGHT AND IN AN EASTERLY DIRECTION A DISTANCE OF 727.80 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE ALONG THE LAST COURSE IN AN EASTERLY DIRECTION A DISTANCE OF 242.60 FEET TO A POINT ON THE CENTER LINE OF OLD FERRY ROAD; THENCE TURN AN INTERIOR ANGLE OF 89°14'10" AND RUN TO THE RIGHT IN A SOUTHERLY DIRECTION ALONG THE CENTER LINE OF SAID ROAD A DISTANCE OF 101.50 FEET TO A POINT;THENCE TURN AN INTERIOR ANGLE OF 178°10'20" AND RUN TO THE RIGHT IN A SOUTHERLY DIRECTION ALONG SAID CENTER LINE A DISTANCE OF 158 FEET, MORE OR LESS, TO THE 402 MSL CONTOUR ON THE NORTH BANK OF THE COOSA RIVER; THENCE RUN TO THE RIGHT IN A WESTERLY DIRECTION ALONG THE 402 MSL CONTOUR A DISTANCE OF 235 FEET, MORE OR LESS, TO A POINT; THENCE RUN TO THE RIGHT ALONG THE BEARING OF NORTH 3°04'20" WEST A DISTANCE OF 261 FEET, MORE OR LESS, TO THE POINT OF BEGINNING TO THE HEREIN DESCRIBED PARCEL; COTANTAING 1.24 ACRES ABOVE THE ALABAMA POWER COMPANY FLOOD EASEMENT (408 MSL CONTOUR). SUBJECT TO A 20' ACCESS EASEMENT ALONG THE NORTH LINE OF SAID PARCEL.

PARCEL 2:
COMMENCE AT AN ALABAMA POWER COMPANY CONCRETE MONUMENT ON THE NORTH BANK OF THE COOSA RIVER AND THE WEST LINE OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 3 EAST, SHELBY COUNTY, ALABAMA SAID CONCRETE MONUMENT HAVING COORDINATES OF NORTH 1,036,400.07 FEET AND EAST 338,744.62 feet,

SEE BACK FOR CONTINUED LEGAL

TO HAVE AND TO HOLD to the said GRANTEES 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 contingent remainder and right of reversion.

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, WE have hereunto set OUR hand(s) and seal(s), this 18th day of MAY, 19 79.

WITNESS:

(Seal) JACK COOPER (Seal)

(Seal) BARBARA COOPER (Seal)

(Seal) (Seal)

STATE OF ALABAMA
SHELBY COUNTY } General Acknowledgment

I, RICHARD B. ALDRIDGE, a Notary Public in and for said County, in said State, hereby certify that JACK COOPER AND WIFE, BARBARA COOPER 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 the conveyance THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of MAY A. D., 19 79

Form ALA-31 Dave R. Brasfield [redacted] Lewisburg Rd Birm. Ala. 35207

Richard B. Aldridge [redacted] Notary Public.

BOOK 320 PAGE 661

See Release Misc Book 38 page 21 (10-8-80)

CONTINUED L DESCRIPTION

ON THE ALABAMA EAST ZONE COORDINATE SYSTEM, AND RUN NORTH 83°22'10" EAST (BEARING RELATIVE TO THE ALABAMA EAST ZONE COORDINATE SYSTEM) A DISTANCE OF 2,700.45 FEET TO A POINT; THENCE DEFLECT 5°03'50" TO THE RIGHT AND RUN IN AN EASTERLY DIRECTION A DISTANCE OF 485.20 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE ALONG THE LAST COURSE IN AN EASTERLY DIRECTION A DISTANCE OF 242.60 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE OF 90°00'00" AND RUN TO THE RIGHT IN A SOUTHERLY DIRECTION A DISTANCE OF 261 FEET, MORE OR LESS, TO THE 402 MSL CONTOUR ON THE NORTH BANK OF THE COOSA RIVER; THENCE RUN TO THE RIGHT IN A WESTERLY DIRECTION ALONG THE 402 MSL CONTOUR A DISTANCE OF 242 FEET; MORE OR LESS, TO A POINT; THENCE RUN TO THE RIGHT ALONG THE BEARING OF NORTH 3°04'20" WEST A DISTANCE OF 269 FEET, MORE OR LESS, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; CONTAINING 1.26 ACRES ABOVE THE ALABAMA POWER COMPANY FLOOD EASEMENT (408 MSL CONTOUR). SUBJECT TO A 20' ACCESS EASEMENT ALONG THE NORTH LINE OF SAID PARCEL.

SUBJECT TO:

1. Current Taxes.
2. The right of ingress and egress to and from subject property is not insured.
3. The guaranty of thés binder/policy of title insurance does not purport to insure the mineral interest.

SUBJECT TO ALL RESTRICITONS AND EASEMENTS OF RECORD.

JUL 17 PM 12:16

deed tax 10.00
rec. 3.00
ind. 1.00
14.00

BOOK 320 PAGE 662

19790717000090220 2/2 $.00
Shelby Cnty Judge of Probate, AL
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Return to:

JACK COOPER AND WIFE,
BARBARA COOPER

TO

DAVID R. BRASFIELD AND WIFE,
WILLIE MAUDE BRASFIELD

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

JEFFERSON LAND TITLE SERVICES CO., INC.

Recording Fee $
Deed Tax $ $

This form furnished by

Jefferson Land Title Services Co., Inc.
318 21ST NORTH • P.O. BOX 10481 • PHONE (205)-328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company