

This instrument was prepared by

928

20,000.00

(Name) Nancy Allison

(Address) 800 North 19th Street, Bessemer, Alabama 35020

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama



STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty and no/100 Dollars
and the assumption of the herein described mortgage

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged,
or we,

Lee N. Cofer and wife, Doris V. Cofer

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

✓ Weaver Agency of Bessemer, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Fraction "E" being the SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Fraction "F" being the SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Fraction "M" being a fractional part of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$, all being located in Fractional Section 21, Township 22 South, Range 1 West.

Less and Except half of all minerals and mining rights, including oil and gas, which are reserved by the Seller.

Subject to Agreement and Lease to The Anschutz Corporation covering certain mineral interests, including, but not limited to oil, gas, petroleum, sulphur and helium, as set out in Deed Book 330, Page 855, in Probate Office.

Subject to any easements or restrictions of record.

Sold subject to existing mortgage. This mortgage filed for record December 3, 1982, Book 425 Page 273, in Probate Office.

BOOK 344 PAGE 372

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrance 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 hands(s) and seal(s), this 3rd day of December, 19 82.

Deed TAX 20.00
Rec 1.50
Ind 1.00
22.50
1982 DEC 30 AM 1:23
M
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
JUDGE OF PROBATE (Seal)

Lee N. Cofer (Seal)
Doris V. Cofer (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Lee N. Cofer and wife, Doris V. Cofer whose name S are signed to the foregoing conveyance, and who are known to me, acknowledged before 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 3rd day of December, A. D., 19 82

Nancy Carol Allison
My comm. exp. 10-27-86
Notary Public