

This instrument was prepared by 2103
(Name) W. A. Jenkins, Jr.
(Address) 227 Frank Nelson Bldg., B'ham, AL 35203

Send tax notice to:
Name Floyd William Cooley
2930 Oak Mountain Trail
B'ham, AL 35243
Zip 35243

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty-five Thousand and no/100 - - - - DOLLARS
(\$135,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Lessie C. Harrison, an unmarried woman

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

Floyd William Cooley and wife, Rebecca M. Cooley

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

Part of NE $\frac{1}{4}$ of Section 27, Township 19 South, Range 2 West, more particularly described as follows: Begin at the northeast corner of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 27, Township 19 South, Range 2 West, thence south along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 403.86 feet; thence 92 degrees 05' 49" right in a westerly direction a distance of 484.67 feet, thence 90° right in a northerly direction a distance of 200 feet; thence 90° right in an easterly direction a distance of 73.14 feet, thence 90° left in a Northerly direction a distance of 203.59 feet to a point in the northerly line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, thence 90° right in an easterly direction a distance of 396.75 feet to point of beginning. Mineral and mining rights excepted.

This conveyance is subject to the following:

1. Taxes for the year 1984

\$100,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

The herein named Grantor, Lessie C. Harrison, is the surviving grantee of deed recorded in Book 291, Page 16, in the Probate Office of Shelby County, Alabama, and rerecorded in Book 291, Page 397, in said Probate Office, the other grantee, Joseph C. Harrison, having died on (or about) the 2nd day of December, 19 82.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, I have hereunto set my hand(s) and seal(s), this 11th day of November, 19 83

WITNESS:

Deed TAX 38.00
Rec 1.50
Jus 1.00
37.50
1983 NOV 15 AM 9:07
see Mtg 439-285
JUDGE OF PROBATE

Lessie C. Harrison (Seal)
(Lessie C. Harrison)
(Seal)
(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Lessie C. Harrison, an unmarried woman whose name is signed to the foregoing conveyance, and who she known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of November A. D., 19 83