



american title insurance company

BIRMINGHAM, ALABAMA

300000

This instrument was prepared by

(Name) Timothy A. Massey

(Address) 623 Red Lane Road, Suite 200, Birmingham, Al. 35215

(Address)

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SIXTY THOUSAND FOUR HUNDRED FORTY FOUR AND 89/100 DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Ronnie L. G. Cooper and wife Linda J. Cooper

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

Carol M. Segers, a single woman

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

SEE ATTACHED "EXHIBIT A" for legal description

Subject to:

1. Ad Valorem taxes for the current year 1984.
2. Right of Way to Alabama Power Company recorded in Volume 177, Page 353 in the Probate Office of Shelby County, Alabama.
3. Right of Way to Shelby County Alabama recorded in Volume 174, Page 111 and Volume 244, Page 478 in said Probate Office.
4. Coal, oil, gas and other mineral interests in, to or under the land herein described are not insured.

NOTE: \$52,444.89 of the above purchase price is a mortgage being assumed in favor of First Atlanta Mortgage Corporation as recorded in the Probate Office of Shelby County, Alabama, in Volume 46, Page 577.

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 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 hands(s) and seal(s), this 29th day of May 1984

(Seal)

Ronnie L. G. Cooper

(Seal)

(Seal)

Linda J. Cooper

(Seal)

(Seal)

Linda J. Cooper

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, Timothy A. Massey, a Notary Public in and for the State of Alabama, hereby certify that Ronnie L. G. Cooper and Linda J. 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 29th day of May 1984

MASSEY, BADDLEY, COCKRELL & DICKERSON, P. C.

623 RED LANE ROAD, SUITE 200
BIRMINGHAM, ALABAMA 35215-4297

MY COMMISSION EXPIRES MAY 1, 1988

Notary Public

"EXHIBIT A"

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 degrees 00 minutes 34 seconds to the right and run a distance of 384.87 feet to a point on the northeast right of way of Shelby County Highway No. 22; thence turn an angle of 117 degrees 59 minutes 11 seconds to the right, to the tangent of a curve and run along said curve (whose Delta Angle is 0 degrees 22 minutes 57 seconds 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 right of way a distance of 259.17 feet to the point of intersection with the right of way of County Hwy. No. 107; thence turn an angle of 51 degrees 17 minutes 37 seconds to the right and run along said Hwy. 107 right of way 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. LESS AND EXCEPT the northernmost 3.96 feet of said tract hereinabove described.

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

1984 JUN -1 AM 11:08

Thomas A. Shanderson, Jr.
JUDGE OF PROBATE

Need tax - 8.00
Rec. 3.00
Ind. 1.00

12.00