

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

623 RED LANE ROAD, SUITE 200

BIRMINGHAM, ALABAMA 35215-9297

american title insurance company

STATE OF ALARIMA SHELBY COUNTY NOW ALL MEN BY THESE PRESENTS: NOW ALL MEN BY THESE PRESENTS: NOW ALL MEN BY THESE PRESENTS: To the undersigned grantor (whether one or more), in hund paid by the grantee herein, the receipt whereof is acknowledged, I or we. Ronnie L. G. Cooper and wife Linda J. Cooper to the undersigned 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 Shelpy County, Alabama, to-wet: 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 of effice 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 BOLD 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 coverant with the said GRANTEES, their beins and assigns that I am (we are) lawfully seized in fee simple of said premiser; that they are free from all encymbrances, units and decided the same to the said GRANTEES, their beins and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators coverant with the said GRANTEES, their beins and assigns forever. And I (we) do for myself ourselves) and for my (our) heirs, executors, and administrators coverant with the said GRANTEES, their beins and assigns forever. And I (we) do for myself ourselves) and for my (our) heirs, executors	This instrument was prepared by (Name) Tirothy A. Massey 623 Red Lane Road, Suite 200, Birmingham, Al. 35215
STATE OF ALARAMA SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS: SELBY COUNTY KNOW ALL MEN BY THESE PRESENTS: SIZE ATTACKED SIZE ATTACKED KNOW ALL MEN BY THESE PRESENTS: In the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we. ROTHIE L. G. Cooper and wife Linda J. Cooper (herein referred to as grantee, 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: Shelby County, Alabama, to-wit: SEA ATTACHED Subject to: 1. Ad Valorem taxes for the current year 1984. 2. Right of Way to Alabama Fower Company recorded in Volume 177, Page 353 in the Probate of office of Shelby County, Alabama are corded 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 (overselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns forever. And I (we) do for myself (overselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns forever. And I (we) do for myself (overselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns forever. And I (we) do for myself (overselves) and for my (our) heirs, executors, and assigns foreve	(Address)
That in consideration of. SIXTY THOUSAND FOUR HUNDRED FORTY FOUR AND 89/100 DOLLARS— to the undersigned granter (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 therein referred to as grantor, whether one or more), grant, bargain, sell and coavey unto Carol M. Segers, a single woman therein 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 Fower Company recorded in Volume 177, Page 353 in the Probate Office of 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 therein described are not insured. NOTE: 552,444,89 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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES. After heirs and assigns, that I am (we see al hardly seried in fee simple of said premise; 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 and a	WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama
to the undersigned granter (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. There is a granter to as granter, 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. Add (we) do for systelf (correles) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I was the time of the same more down; that I was the time of the same more down; that I was the time of the content of the same more down; the complex of the content of the same more down; the complex of the content of the content of the same more down; the complex of the content of the same more down; the complex of the content of the	STATE OF ALABAMA SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS:
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Shelby County, Alabama, to-wit: SEE ATTACHED "EXHIBIT A" for legal description SI. 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. 5. 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) havely 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) spainst the lawful claims of all persons. IN WITNESS WHERDER, "Pe have hereurto set. OUT hands(s) and seal(s), this 29th (Seal)	(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Carol M. Segers, a single woman
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 (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 (Seal)	(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:
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 premise; 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 WITTESS WHEREOF, We have hereunto set. Out. hands(s) and seal(s), this. 29th. (Seal)	SEE ATTACHED "EXHIBIT A" for legal description
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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. OUT hands(s) and seal(s), this. 29th day of May (Seal) (Seal) (Seal) (Seal) STATE OF ALABAMA SHELBY COUNTY! General Acknowledgment General Acknowledgment Timothy A. Massey a Notary Public in and the Call Call County and State, hereby certify that Ronnie L. G. Cooper and Linda J. Cooper where name S are signed to the foregoing conveyance, and who are known to me acknowledged the same voice that it is a same voice trainly are some this day, that, being informed of the conveyance he experies the same voice trainly	the Probate Office of Shelby County, Alabama, in Volume 46, Page 577.
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. OUT hands(s) and seal(s), this. 29th day of May (Seal) (Seal) (Seal) (Seal) STATE OF ALABAMA SHELBY COUNTY! General Acknowledgment General Acknowledgment Timothy A. Massey a Notary Public in and the Call Call County and State, hereby certify that Ronnie L. G. Cooper and Linda J. Cooper where name S are signed to the foregoing conveyance, and who are known to me acknowledged the same voice that it is a same voice trainly are some this day, that, being informed of the conveyance he experies the same voice trainly	TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.
STATE OF ALABAMA SHELBY COUNTY I. Timothy A. Massey hereby certify that Ronnie L. G. Cooper and Linda J. Cooper whose name S are signed to the foregoing conveyance, and the same seknowledged the forement on this day, that, being informed of the contents of the conveyance here	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.
(Seal)	IN WITNESS WHEREOF, we have hereunto set Our hands(s) and seal(s), this 29th May 84
(Seal) STATE OF ALABAMA SHELBY COUNTY L. Timothy A. Massey. hereby certify that Ronnie L. G. Cooper and Linda J. Cooper whose name S are signed to the foregoing conveyance, and who are known to me seknowledged by lare me on this day, that, being informed of the contents of the conveyance the same voluntarily	I Sold I
STATE OF ALABAMA SHELBY COUNTY 1. Timothy A. Massey hereby certify that Ronnie L. G. Cooper and Linda J. Cooper whose name S are signed to the foregoing conveyance, and who are known to me, acknowledged by one me on this day, that, being informed of the contents of the conveyance they are signed the same colentarily	(Seal) (Seal) (Seal)
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SHELBY COUNTY 1. Timothy A. Massey hereby certify that Ronnie L. G. Cooper and Linda J. Cooper whose name S 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 the Section of the same voluntarily	(Seal) Mada J. Ooper. (Seal)
SHELBY COUNTY! 1. Timothy A. Massey 1. Timothy A. Massey 1. hereby certify that Ronnie L. G. Cooper and Linda J. Cooper whose name s are signed to the foregoing conveyance, and who are known to me, beknowledged before me on this day, that, being informed of the contents of the conveyance they secured the same voluntarily	
whose name S 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 her second the same voluntarily	
Given under my hand and official seal this 29th day of	whose name S 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 her second the same voluntarily on the day the same bears date.

Commence at the NW corner of the NE% of the SE%, Section 1, Township 22 South, Range 3 West; thence run east along the north line of the said $\frac{1}{4}$ -2 Section a distance of 58.93 feet to the point of beginning: thence continue along the north line of said 1-1 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% of the SE%, 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 OF THE STATE

1984 JUN -1 AM 11: 08

JUDGE OF FROMATE

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