

This instrument was prepared by

(Name) DANIEL M. SPITLER
 Attorney at Law
 (Address) 108 Chandalar Drive
Pelham, Alabama 35124

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 689
 Pelham, Alabama 35124
 Phone (205) 988-6600
 Policy Issuing Agent for
 SAFECO Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN AND NO/100 (\$10.00)

and other good and valuable consideration

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

KENNETH M. COOPER and wife, DESS M. COOPER and BOBBY R. COKER and wife, TERRY C. COKER

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

✓ KENNETH M COOPER AND wife, DESS M. COOPER

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

Shelby County, Alabama, to-wit:
 A portion of the NW 1/4 of the SE 1/4 of Section 11, Township 20 South, Range 3 West
 more particularly described as follows:

Begin at the NE corner of said quarter-quarter and run southerly along the east side of said quarter-quarter for 506 feet, then turn an angle of 90 degrees 04 minutes 27 seconds to the right and run 260.936 feet to the point of beginning. Then turn an angle of 35 degrees 47 minutes 59 seconds to the left and run 144.95 feet, then turn an angle of 38 degrees 12 minutes 00 seconds to the left and run 117.5 feet, then turn an angle of 101 degrees 26 minutes 00 seconds to the left and run 158.49 feet, then turn an angle of 96 degrees 44 minutes 00 seconds to the left and run 210.507 feet back to the point of beginning.

Subject to said easement and restrictions of record.

Mining and mineral rights excepted if not owned by Grantors.

This deed prepared from prior deed recorded in Deed Book 295 page 109 in the Probate Office of Shelby County, Alabama.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 10
 day of August, 19 85

(SEAL)

Kenneth M. Cooper
 Kenneth M. Cooper

(SEAL)

(SEAL)

Dess M. Cooper
 Dess M. Cooper

(SEAL)

(SEAL)

Bobby R. Coker
 Bobby R. Coker

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

Terry C. Coker
 Terry C. Coker

(SEAL)

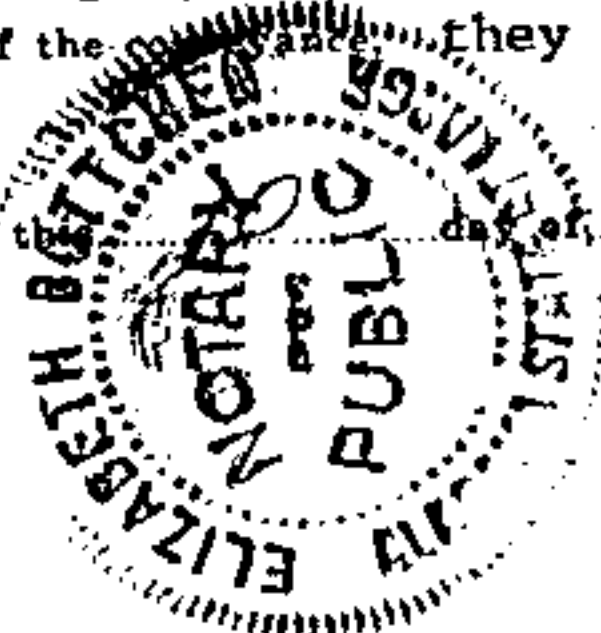
General Acknowledgment

I, the undersigned
 in said State, hereby certify that
 and wife, Terry C. Coker

a Notary Public in and for said County,
 Kenneth M. Cooper and wife, Dess M. Cooper and Bobby R. Coker

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 same, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal



August

A.D. 19 85

Elizabeth B. Batten
 Notary Public

[My Commission Expires April 26, 1987]

1 Rt. 2 Box 601
 Pelham, Al.

Form Ala. 30

35124

BOOK 044 PAGE 726

STATE OF ALABAMA
SHELBY COUNTY

I DO HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT MAP OR PLAT OF A TRACT OF LAND SITUATED IN THE NW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE NW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY ALABAMA AND RUN SOUTH ALONG THE EAST LINE OF SAID $\frac{1}{4}$ SECTION 506.0 FEET, THENCE RIGHT 90 04'27" AND RUN WESTERLY 260.94 FEET TO POINT OF BEGINNING OF HEREIN DESCRIBED PROPERTY; THENCE LEFT 35 47'59" AND RUN SOUTHWESTERLY 144.95 FEET; THENCE LEFT 38 12' AND RUN SOUTHWESTERLY 117.5 FEET; THENCE LEFT 101 26' AND RUN EASTERLY 158.49 FEET; THENCE LEFT 96 44' AND RUN NORTHERLY 210.57 FEET TO POINT OF BEGINNING. SAID DESCRIBED PROPERTY CONTAINING 0.5 ACRES, MORE OR LESS. ACCORDING TO MY SURVEY THIS THE 9th DAY OF AUG. 1985.

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

1985 OCT 14 AM 8:29

Thomas P. Saunders, Jr.
JUDGE OF PROBATE

Rec'd Tax 50
Rec. 500
Sh. 3.00
850

REG. NO. 9324.

©

