

This instrument was prepared by:  
 Mitchell A. Spears  
 P. O. Box 91  
 Montevallo, Alabama 35115

Send Tax Notice to:  
 Harry Weaver

4974 1st Ave. N.  
 Birmingham, AL 35222

WARRANTY DEED

STATE OF ALABAMA }  
 SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen Thousand and 00/100 (\$15,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, We, Raymond Cooper and wife, Dorothy Cooper, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Alabama Temite & Pest Control, Inc., an Alabama Corporation (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Parcel I**

Part of the N 1/2 of the NW 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama; being more particularly described as follows: From the SE corner of the NW 1/4 of NW 1/4 of said Section run in a westerly direction along the South line of said 1/4 1/4 section for a distance of 8.6 feet; thence turn an angle to the right of 98 deg. 43 min. and run along the west right of way line of Alabama Highway No. 119 for a distance of 244.00 feet; thence turn an angle to the left of 98 deg. 43 min. and run in a westerly direction for a distance of 651.40 feet; thence turn an angle to the right of 76 deg. 06 min. and run in a northwesterly direction for a distance of 209.03 feet; thence turn an angle to the right of 102 deg. 46 min. 30 sec. and run in an easterly direction for a distance of 303.49 feet; thence turn an angle to the left of 91 deg. 00 min. and run in a northerly direction for a distance of 200 feet to the point of beginning; thence continue along last mentioned course for a distance of 133.84 feet to an existing iron pin; thence turn an angle to the right of 91 deg. 15 min. 18 sec. and run in an easterly direction for a distance of 471.53 feet to an existing iron pin being on the west right of way line of Alabama Highway No. 119; thence turn an angle to the right (89 deg. 12 min. 08 sec. to chord) and run along said Highway West right of way line for a distance of 31.72 feet; thence turn an angle to the right (90 deg. 32 min. 34 sec. from last mentioned chord line) for a distance of 224.45 feet to an existing iron pin; thence turn an angle to the left of 90 deg. and run in a southerly direction for a distance of 100.00 feet to an existing iron pin; thence turn an angle to the right of 90 deg. and run in a westerly direction for a distance of 245.04 feet to an existing iron pin being the point of beginning; being situated in Shelby County, Alabama.

**SUBJECT TO:**

Mortgage from Jerry L. Cochran and Nelda Cochran to Joe M. Forstman and Bettie T. Forstman dated April 29, 1987 in the amount of \$12,000.00 and recorded in Real 129, Page 50, which mortgage has a current outstanding balance of Eleven Thousand, Six Hundred Thirty-Eight and 78/100, (\$11,638.78), which the Grantee herein specifically assumes and agrees to pay pursuant to the terms of said Mortgage.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 101 page 79; Deed Book 126 page 174 and Deed Book 151 page 96 in Probate Office.

Right-of-Way granted to Shelby County by instrument recorded in Deed Book 126 page 163 in Probate Office.

Mineral and mining rights.

**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 12 day of January, 1989.

Raymond Cooper (Seal)  
Raymond Cooper

Dorothy Cooper (Seal)  
Dorothy Cooper

STATE OF ALABAMA )  
COUNTY OF SHELBY )

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a notary public, in and for said County in said State, hereby certify that Raymond Cooper and Dorothy 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 this the 12 day of January, 1989.

[Signature]  
Notary Public

My Commission Expires: 9/89

(SEAL)

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

89 JAN 13 AM 8:27

[Signature]  
JUDGE OF PROBATE

1. Deed Tax	\$ <u>3.50</u>
2. Mtg. Tax	<u>5.00</u>
3. Recording Fee	<u>1.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>9.50</u>

BOOK 222 PAGE 112