

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

Send Tax Notice to:

Harry Weaver

4924 1st Ave. N.
Birmingham, AL 35222

907
WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Forty Thousand and 00/100, (\$40,000.00) 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 II

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; thence turn an angle to the right of 91 deg. 00 min. and run in an Easterly direction for a distance of 465.04 feet, more or less, to a point on the Westerly right of way of Alabama Highway No. 119, being the point of beginning; thence turn an angle to the right of 180 deg. and run in a Westerly direction for a distance of 220 feet; thence turn an angle to the right of 90 deg. 00 min. and run in a Northerly direction for a distance of 100 feet; thence turn an angle to the right of 90 deg. 00 min. and run in an Easterly direction for a distance of 224.45 feet, more or less, to a point on the Westerly right of way, line of Alabama Highway No. 119; thence turn an angle to the right and run in a Southerly direction along said Westerly right of way line of said Alabama Highway No. 119 for a distance of 100.10 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Mortgage from Raymond Cooper and Dorothy Cooper to Joe M. Forstman and Bettie T. Forstman dated February 7, 1985, in the amount of \$14,000.00 and recorded in Real 17, Page 486 and corrected in Real 26, Page 467, which has a current outstanding balance of Thirteen Thousand, One Hundred Fifty-Six and 29/100, (\$13,156.29), which sum is specifically assumed by the Grantee herein, who agrees to pay same, pursuant to the terms of the aforesaid 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.

Power Line on Parcel II, as shown by survey of Laurence D. Weygand, dated January 9, 1985.

Encroachment of gravel on Parcel II, as shown by survey of Laurence D. Weygand, dated January 9, 1985.

TO HAVE AND TO HOLD, To the said **GRANTEE**, his, her or their heirs and assigns forever.

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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.

W. A. Adams
Notary Public

My Commission Expires: 9/89

(SEAL)

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

89 JAN 13 AM 8:28

Thomas C. Shumaker, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>27.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>33.00</u>

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