

SEND TAX NOTICE TO:

(Name) _____

(Address) _____

This instrument was prepared by

(Name) J. Michael Joiner

(Address) PO Box 1012, Alabaster, AL 35007

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-Eight Thousand and 00/100-----(\$58,000.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Nida Threet, as Executrix of the estate of Frances G. Threet

(herein referred to as grantors) do grant, bargain, sell and convey unto

George P. Cooper, Sr., and wife, Ruby B. Cooper

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lots 15 and 16 in Block 8 according to survey and map made by H.W. Cannon, a registered surveyor and filed in the Probate Office of Shelby County, Alabama, on May 10, 1955 and recorded in Map Book 3, Page 156 in said Probate Office, which said map is entitled "Alabaster Gardens" being a subdivision of part of S ½ of SW ¼ of Section 35, Township 20, Range 3 West.

~~Mixed and mixed rights excepted~~

Subject to existing easements, taxes, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$46,400.00 of the above reference purchase price has been paid by a mortgage loan closed simultaneously herewith.

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1	12.00
2	
3	2.50
4	3.00
5	
6	1.00
Total	18.50

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, I have hereunto set my hand(s) and seal(s), this 27th

day of August, 1990

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 AUG 29 AM 10:32

(Seal)

(Seal)

(Seal)

Nida Threet, Executrix (Seal)

Nida Threet, as Executrix of the estate of (Seal)

Frances G. Threet (Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

JUDGE OF PROBATE

I, J. Michael Joiner, a Notary Public in and for said County, in said State,

hereby certify that Nida Threet, as Executrix of the estate of Frances G. Threet

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me

on this day, that, being informed of the contents of the conveyance She executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 27th day of August, A. D., 1990