

THIS INSTRUMENT WAS PREPARED BY:

William E. Swatek
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SEND TAX NOTICE TO:

Gary Grimes & Laura Grimes
8371 County Rd 13
Maylene, AL 35114

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of EIGHT THOUSAND AND NO/100 DOLLARS (\$8,000.00) to the undersigned Grantor (Whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, JAMES CALVIN COOLEY, JR., and NICHOLAS ZANE COOLEY, individually, and JAMES CALVIN COOLEY, JR., as Administrator of the Estate of Mary Lenora Cooley, Probate Case No. 29-213, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto GARY GRIMES and wife, LAURA GRIMES (herein referred to as Grantee, whether one or more), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate, situated in SHELBY County, Alabama, to wit:

Begin at the NE corner of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 24, Township 20 South, Range 4 West, and go West along the North boundary of said $\frac{1}{4}$ Section for 522.75 feet to the point of beginning; thence continue along this line for 594.11 feet; thence turn an angle of 90 degrees 00 minutes left in a Southerly direction for 220 feet; thence turn an angle of 90 degrees 00 minutes left in an Easterly direction for 594.11 feet; thence turn an angle of 90 degrees 00 minutes left in a Northerly direction for 220 feet to the point of beginning, as surveyed by James A. Riggins. Mineral and mining rights excepted. Situated in Shelby County, Alabama.

Also, a right-of-way for ingress and egress over a 30 foot wide existing dirt road over the land of the grantors that shall not be closed, as said road is presently located.

Exception: Easement to Alabama Power Co. recorded in Deed Book 138, Page 389 and Deed Book 164, Page 180 in Probate Office of Shelby County, Alabama.

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

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, GARY GRIMES and wife, LAURA GRIMES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 14 day of March, 1994.

James Calvin Cooley, Jr., as Administrator of the Estate of Mary Lenora Cooley, Probate # 29-213
James Calvin Cooley, Jr., as Administrator of the Estate of Mary Lenora Cooley, Probate #29-213 (Seal)

James Calvin Cooley, Jr. (Seal)
James Calvin Cooley, Jr., individually

Nicholas Zane Cooley (Seal)
Nicholas Zane Cooley

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that JAMES CALVIN COOLEY, JR., and NICHOLAS ZANE COOLEY, individually, and JAMES CALVIN COOLEY, JR., as Administrator of the Estate of Mary Lenora Cooley, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of March, 1994.
03/17/1994-08743
01:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MJS 16.50

William E. Swatek
Notary Public

My Commission Expires: 3-12-95

Inst. # 1994-08743