

THIS INSTRUMENT WAS PREPARED BY:

SEND TAX NOTICE TO:

Richard C. Shuleva, Attorney  
P.O. Box 607  
Pelham, Alabama 35124

William Archie Phillips, Jr.

**WARRANTY DEED**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Thousand Dollars (\$200,000.00) 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, **George Cocoris, an unmarried man**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, **Sherwood J. Stamps, a married man**, (herein referred to as grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

Part of the SE1/4 of the NW1/4, the SW1/4 of the NE1/4, the West 1/2 of the SE1/4 of the NE1/4, part of the NE1/4 of the NE1/4 and part of the NW 1/4 of the NE1/4 of Section 3, Township 22 South, Range 2 West, described as follows:

Beginning at the NE corner of the SW1/4 of the NE1/4 of said Section 3 go South 01 deg. 47 min. 53 sec. East along the East boundary of said 1/4-1/4 section for 37.41 feet; thence South 70 deg. 51 min. 08 sec. East for 66.72 feet; thence North 29 deg. 06 min. 00 sec. East for 211.59 feet to the South boundary of Shelby County Highway No. 42; thence South 66 deg. 28 min. 42 sec. East along said South boundary for 391.70 feet to the beginning of a curve to the left having a central angle of 02 deg. 32 min. 18 sec. and a radius of 2902.82 feet; thence Southeasterly along said curve for 128.60 feet to the East boundary of the West 1/2 of the SE1/4 of the NE1/4 of said Section 3; thence South 02 deg. 27 min. 00 sec. East along said East boundary for 1265.38 feet to the SE corner of the West 1/2 of the SE1/4 of the NE1/4 of said Section 3; thence North 89 deg. 03 min. 30 sec. West along the South boundary of said West 1/2 of the SE1/4 of the NE1/4 for 652.31 feet to the SE corner of the SW 1/4 of the NE 1/4 of said Section 3; thence North 88 deg. 56 min. 21 sec. West along the South boundaries of the SW1/4 of the NE1/4 and the SE1/4 of the NW1/4 of said Section 3, for 2545.92 feet to the SW corner of the SE1/4 of the NW1/4 of said Section 3; thence North 03 deg. 05 min. 09 sec. West along the West boundary of said 1/4-1/4 section for 1329.45 feet to the NW corner of said 1/4-1/4 section; thence South 89 deg. 04 min. 10 sec. East along the North boundaries of the SE1/4 of the NW1/4 and the SW1/4 of the NE1/4 of said Section 3 for 2386.97 feet; thence North 22 deg. 17 min. 24 sec. East for 252.16 feet to the South boundary of Shelby County highway No. 42; thence South 66 deg. 28 min. 42 sec. East along said South boundary for 16.00 feet; thence South 12 deg. 31 min. 41 sec. West for 233.09 feet to the North boundary of the SW1/4 of the NE1/4 of said Section 3; thence South 89 deg. 04 min. 10 sec. East along said North boundary for 123.52 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to:

Any loss, claim, damage or expense including additional tax due, if any, due to

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the fact that ad valorem taxes for subject property have been paid under a current use assessment. (See 1975 Code of Alabama Sec. 40-7-25.3).

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 141, Page 413 in Probate Office.

Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed 239, Page 842 in Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 100, Page 310 in Probate Office.

Property line agreement by and between George Cocoris and Charles and Susan Poskey dated September 20, 1993 and recorded as Instrument #1993-30318.

The legal description set out herein was furnished to preparer by the Mortgagor herein without the benefit of survey.

\$170,000.00 of the above-recited purchase price was paid from a purchase money mortgage closed simultaneously herewith.

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

And I do for myself and for my heirs, executors, and administrators, covenant with the said grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13<sup>th</sup> day of May, 1994.

George Cocoris  
George Cocoris

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that George Cocoris, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of May, 1994.  
1/8/98  
My Commission Expires  
Notary Public

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