

SEND TAX NOTICE TO:
Robert S. Cooper
Pamela L. Cooper
824 Riverchase Parkway
Birmingham, Alabama 35244

This instrument was prepared by:
Del Howell, Attorney
1107 5th Avenue North
Birmingham, Alabama 35203

WARRANTY DEED

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

That in consideration of ONE HUNDRED NINETY-ONE THOUSAND FIVE HUNDRED and No/100's (\$191,500.00) DOLLARS to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, J. DARRELL VINES and wife, SHERRY VINES, (hereinafter grantors), do grant, bargain, sell and convey unto ROBERT S. COOPER and PAMELA L. COOPER, (grantees), as joint tenants with right of survivorship, all our interest in the following described real estate, situated in SHELBY COUNTY, Alabama:

Lot 31, according to the Map of Second Addition, Phase II, Riverchase Country Club, as recorded in Map Book 8, page 161, in the Probate Office of Shelby County, Alabama.

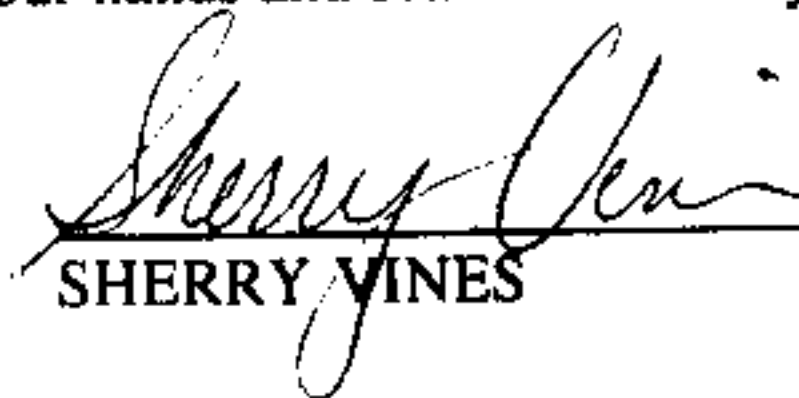
\$170,000.00 of the above referenced consideration, is from a purchase money first mortgage being executed simultaneously herewith.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said GRANTEES, their heirs and assigns, forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 6th day of April, 1995.


J. DARRELL VINES


SHERRY VINES

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. DARRELL VINES and SHERRY VINES 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 and official seal this 6th day of April, 1995.


Notary Public
Commission Expires: 06-29-1997

Inst # 1995-09244

04/10/1995-09244
03:49 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 30.00

Inst # 1995-09244