

SEND TAX NOTICE TO:

(Name) Virginia N. Cooper & Ronald R. Cooper
(Address) 2833 Downing Circle
Birmingham, Alabama 35242

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head
(Address) Columbiana, Alabama 35051

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 LOVE AND AFFECTION and ONE DOLLAR (\$1.00) DOLLARS

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

Billy J. Nolen and wife, Marjorie B. Nolen
(herein referred to as grantors) do grant, bargain, sell and convey unto

Virginia N. Cooper and husband, Ronald R. 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:

Commence at the SW corner of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 28, T-20-S, R-1-E, thence proceed North, along the Westline of Sec. 28, for a distance of 167.31 feet; thence turn a deflection angle of 85 deg. 01' 31" to the right and proceed for a distance of 33.13 feet, to the East right of way line of Shelby Co. Hwy. No. 55, and the point of beginning; thence continue in the same direction for a distance of 278.44 feet; thence turn a deflection angle of 103 deg. 10' 00" to the left and proceed for a distance of 74.16 feet; thence turn a deflection angle of 20 deg. 13' 06" to the left and proceed for a distance of 53.69 feet; thence turn a deflection angle of 31 deg. 53' 07" to the left and proceed for a distance of 48.05 feet; thence turn a deflection angle of 13 deg. 19' 47" to the left and proceed for a distance of 176.29 feet, to the East right of way line of said Hwy. No. 55; thence turn a deflection angle of 96 deg. 13' 46" to the left and proceed South, along said right of way line, for a distance of 172.67 feet, to the point of beginning. Situated in the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 28, T-20-S, R-1-E, Shelby County, Alabama. According to survey of Frank W. Wheeler, Ala. Reg. PLS 13885, 12881, dated March 20, 1995.

05/16/1995-12881
03:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

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, we have hereunto set our hand(s) and seal(s), this 24th day of March, 19 95.

WITNESS:

(Seal)

(Seal)

(Seal)

Billy J. Nolen (Seal)
(Billy J. Nolen)
Marjorie B. Nolen (Seal)
(Marjorie B. Nolen)

(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Billy J. Nolen and Marjorie B. Nolen whose name s 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 24th day of March, A.D., 19 95.

Lance Brasher
Notary Public.

Inst # 1995-12881