

SEND TAX NOTICE TO:

Oscar T. Cook and Frankie F. Cook
104 Evelyn Street, Trussville AL 35173

\$500.00

Inst # 1995-17448

This instrument was prepared by:
VERNON N. SCHMITT, ATTORNEY AT LAW
P. O. BOX 521, LEEDS, AL 35094

Warranty Deed, Joint Tenants With Right of Survivorship

STATE OF ALABAMA}
SHELBY COUNTY}

KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of ONE AND NO/100 (\$10.00) DOLLARS and love and affection to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, TERRY COOK, A MARRIED PERSON, (herein referred to as grantor) do grant, bargain, sell, and convey unto OSCAR T. COOK AND WIFE, FRANKIE F. COOK, (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 SE corner of the NE 1/4 of the SE 1/4 of Section 5, Township 18 South, Range 2 East; thence North 89 degrees 56 minutes West along the South line of said 1/4 - 1/4 Section 934.67 feet to the point of beginning; thence North 32 degrees 44 minutes 20 seconds West 285.60 feet to the SE right-of-way of a county road; thence South 38 degrees 12 minutes 30 seconds West along said right-of-way 149.98 feet; thence continue along right-of-way South 42 degrees 45 minutes West 166.10 feet to its intersection with the South line of said 1/4 - 1/4 Section; thence South 89 degrees 56 minutes East along said line 360.0 feet back to the point of beginning. Containing 1.0 acres, more or less.

ALSO

Commence at the SW corner of the NW 1/4 of the SE 1/4 of Section 5 Township 18 South, Range 2 East; thence South 89 degrees 56 minutes East along South line of said 1/4 - 1/4 Section 975.92 feet; thence North 0 degrees 04 minutes East 320.22 feet to the point of beginning; Thence North 26 degrees 45 minutes East 241.67 feet; thence South 63 degrees 51 minutes 40 seconds East 540.58 feet to the NW right-of-way of a county road; thence South 38 degrees 35 minutes 10 seconds West along said right-of-way 173.87 feet; thence North 71 degrees 57 minutes West 510.74 feet back to the point of beginning; containing 2.50 acres, more or less, and being in the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 5.

LESS AND EXCEPT a 15 foot easement for ingress and egress and the centerline described as follows: Commence at the NW corner of said 1/4 - 1/4 Section; thence South along the West line of same 690.00 feet thence South 71 degrees 57 minutes East 1027.50 feet; thence North 26 degrees 44 minutes East 255.95 feet to the point of beginning of the center line of said easement; thence South 76 degrees 51 minutes East 141.36 feet; thence south 27 degrees 32 minutes 30 seconds East 96.90 feet; thence South 6 degrees 50 minutes 30 seconds East 143.38 feet; thence South 33 degrees 33 minutes 30 seconds East 96.14 feet; thence South 71 degrees 57 minutes East 129.0 feet to public road.

The property described herein is not the homestead of the Grantor or the Grantor's spouse.

07/05/1995-17448
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SHELBY COUNTY JUDGE OF PROBATE
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PAGE TWO, WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

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 do for myself (ourselves) and for (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 my hand and seal this 11th day of November 1994.

WITNESS:

Terry Cook
TERRY COOK

STATE OF ALABAMA}
SHELBY COUNTY}

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TERRY COOK, 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 11th day of November 1994.

Vernon N. Schmidt
Notary Public.

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