

Send Tax Notice to:  
Janet G. Cook  
712 CrossCreek Trail  
Pelham, AL 35124This

Instrument was prepared by  
(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW  
(Address) COLUMBIANA, ALABAMA 35051

WARRANTY DEED

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

That in consideration of SIXTY THOUSAND AND NO/100 (\$60,000.00)  
DOLLARS,

to the undersigned grantors in hand paid by the GRANTEES herein,  
the receipt whereof is acknowledged, we, Henry L. Nichols, Jr.,  
a married man, Frederick A. Nichols, a married man, and Joan N.  
Alexander, a married woman,

(herein referred to as grantors) do grant, bargain, sell and  
convey unto

Janet G. Cook

(herein referred to as GRANTEE), the following described real  
estate situated in Shelby County, Alabama to-wit:

The SW 1/4 of the SW 1/4 of Section 35, Township 21 South,  
Range 1 West, Shelby County, Alabama, being the same  
property as surveyed by R. Edward Gilliland, Ala. Reg. No.  
15919, on the 4th day of December, 1995, which is more  
particularly described by said survey as follows:

Commence at a corner in place accepted as the Southwest  
corner of Section 35, Township 21 South, Range 1 West,  
Shelby County, Alabama, said point being the point of  
beginning. From this beginning point proceed North 00 deg.  
03' 09" East along the West boundary of the SW 1/4 of the  
SW 1/4 of said Section for a distance of 1323.04 feet to a  
corner in place accepted as the Northwest corner of said  
1/4 1/4 Section; thence proceed North 87 deg. 57' 04" East  
along the North boundary of said 1/4 1/4 Section for a  
distance of 1330.99 feet to a corner in place accepted as  
the Northeast corner of said 1/4 1/4 Section; thence  
proceed South 00 deg. 14' 42" East along the East boundary  
of said 1/4 1/4 Section for a distance of 1349.53 feet to a  
corner in place accepted as the Southeast corner of said  
1/4 1/4 Section; thence South 89 deg. 06' 11" West along  
the South boundary of said 1/4 1/4 Section for a distance  
of 1337.11 feet to the point of beginning. The above land  
is located in the SW 1/4 of the SW 1/4 of Section 35,  
Township 21 South, Range 1 West, Shelby County, Alabama,  
and contains 40.91 acres. According to survey of R. Edward  
Gilliland, dated December 4, 1995.

SUBJECT TO Mineral and Mining rights reserved by grantors.

SUBJECT TO Purchase Money Mortgage executed simultaneously  
herewith by grantee to grantors, in the amount of  
\$48,000.00.

The above described property constitutes no part of the  
homestead of any of the grantors or their spouses.

TO HAVE AND TO HOLD to the said grantee, her heirs and  
assigns forever.

12/14/1995-35862  
11:58 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 24.00

1995-35862

1995-35862

And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantee, her 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 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, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 11 day of December, 1995.

Henry L. Nichols, Jr.  
Henry L. Nichols, Jr.

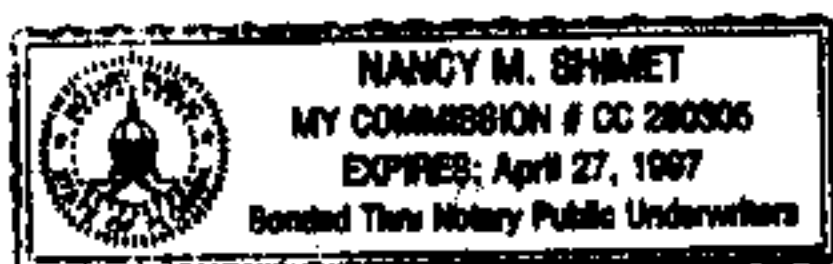
Frederick A. Nichols  
Frederick A. Nichols

Joan N. Alexander  
Joan N. Alexander

STATE OF FLORIDA  
Okaloosa COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Henry L. Nichols, Jr., 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 11<sup>th</sup> day of December, 1995.



Nancy M. Shmet  
Notary Public

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frederick A. Nichols, and Joan N. Alexander, 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 12<sup>th</sup> day of December, 1995.

Janice Brasher  
Notary Public

Inst # 1995-35862

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