

SEND TAX NOTICE TO:

(Name) Don Barnes
113 Hillside Drive
(Address) Maylene, Alabama 35114

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 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 THIRTY SIX THOUSAND AND NO/100-----DOLLARS

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

Ronald L. Cook and wife, Sherry W. Cook,

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

Don Barnes and wife, Judy Barnes,

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights-of-way, and permits of record.

Sherry W. Cook and Sherry J. Cook are one and the same person.

Inst # 1996-09659

03/25/1996-09659
03:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 47.00

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 25th day of March, 19 96

WITNESS:

(Seal)

Sherry W. Cook (Seal)
Sherry W. Cook

(Seal)

Ronald L. Cook (Seal)
Ronald L. Cook

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sherry W. Cook and husband, Ronald L. Cook, 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 25th day of March, A.D., 19 96

My Commission Expires: 10/16/96

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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A:

A parcel of land in the Northwest corner of Section 27, Township 20 South, Range 1 East, being a part of a parcel of land described in a deed to Robert L. and wife, Vaudell Cook, recorded in the real property records of Shelby County, in Deed Book 280, Page 112, being more particularly described as follows:

Commencing at a 1 1/2 inch iron pipe with a pipe cap, found for the Northwest corner of said Section 27; thence South 00 degrees 39 minutes 21 seconds West, along the West line of said Section 27, a distance of 40.04 feet to a 1 1/2 inch iron pipe, found on the South right of way of County Highway No. 40, to the point of beginning; thence South 00 degrees 39 minutes 21 seconds West, along the West line of Section 27, a distance of 293.95 feet to a 1/2 inch rebar, set with a cap stamped "S.Wheeler - RPLS 16165"; thence North 54 degrees 18 minutes 24 seconds East a distance of 226.74 feet to a 1/2 inch rebar, set with a cap stamped "S.Wheeler - RPLS 16165"; thence North 32 degrees 26 minutes 01 seconds East a distance of 186.28 feet to a 1/2 inch rebar set with a cap stamped "S.Wheeler - RPLS 16165" on the South right of way line of County Highway 40; thence North 89 degrees 05 minutes 56 minutes West along said right of way, a distance of 280.72 feet to the point of beginning.

PARCEL B:

A parcel of land in the Northwest corner of Section 27, Township 20 South, Range 1 East, being a part of a parcel of land described in a deed to Robert L. and wife, Vaudell Cook, recorded in the real property records of Shelby County, Alabama, at Deed Book 280, page 112, being more particularly described as follows:

Commencing at a 1 1/2 inch iron pipe with a pipe cap, found for the Northwest corner of said Section 27; thence South 00 degrees 39 minutes 21 seconds West along the West line of Section 27, a distance of 40.04 feet to a 1 1/2 inch iron pipe, found on the South right of way of County Highway No. 40; thence continue South 00 degrees 39 minutes 21 seconds West along the West line of Section 27, a distance of 293.95 feet to a 1/2 inch rebar, set with a cap stamped "S. Wheeler - RPLS 16165" to the point of beginning; thence South 00 degrees 39 minutes 21 seconds West along the West line of Section 27, a distance of 201.52 feet to a 3/4 inch rebar found; thence South 58 degrees 51 minutes 00 seconds East a distance of 320.80 feet to a 1/2 inch rebar stamped "S. Wheeler - RPLS 16165, set on the Northwesterly right of way of County Highway 61; thence North 31 degrees 19 minutes 13 seconds East along said Northwesterly right of way a distance of 684.33 feet to a 1 1/2 inch iron pipe with a pipe cap found; thence North 25 degrees 36 minutes 02 seconds West along said Northwesterly right of way a distance of 74.80 feet to a 1 1/2 inch iron pipe with a pipe cap found at the intersection with the South right of way of County Highway 40; thence North 89 degrees 05 minutes 56 seconds West along the Southerly right of way of County Highway 40, a distance of 311.63 feet to a 1/2 inch rebar, with a cap stamped "S. Wheeler - RPLS 16165" set at the most Easterly corner of the above described Parcel A; thence South 32 degrees 26 minutes 01 seconds West along a Southeasterly line of Parcel A, a distance of 186.28 feet to a 1/2 inch rebar, with cap stamped "S. Wheeler - RPLS 16165; set; thence South 54 degrees 18 minutes 24 seconds West along a Southeasterly line of Parcel A, a distance of 226.74 feet to the point of beginning.

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