

✓ This Instrument Was Prepared By:  
Joel C. Watson  
Attorney at Law  
Post Office Box 987  
Alabaster, Alabama 35007

Send Tax Notices To:  
Tim McCoy Cooley and  
Frances E. Cooley  
3443 Pelham Parkway  
Pelham, Alabama 35124

Inst # 1996-22670

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**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

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STATE OF ALABAMA )

COUNTY OF )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five Thousand and no/100ths DOLLARS (\$5000.00) to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I James Calvin Cooley, Jr., a married man, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto Tim McCoy Cooley and wife, Frances E. Cooley my 1/4 interest in subject property (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A

SUBJECT TO: ALL EASEMENTS, RESTRICTIONS & RIGHTS-OF-WAY OF RECORD

This is not the homestead of the Grantor.

Grantor is one of the surviving two adult heirs, both of whom are in good health and under no legal incapacity, of LeNora Cooley who died in August 1989 and her Will is probated under Case No. 29-213 Shelby County Probate Court, Honorable Sonny Conwill, Attorney for Executor.

Grantor is in good health and under no mental capacity.

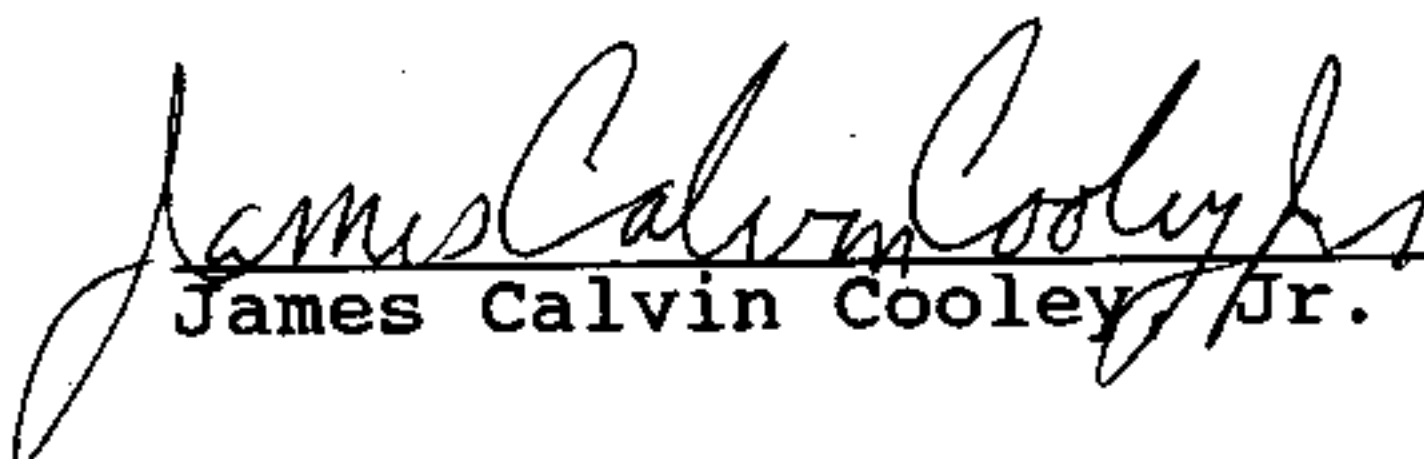
TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns

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10:40 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 18.50

of such survivor forever, together with every contingent remainder and right of reversion.

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 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, I/we have hereunto set my/our hand(s) and seal(s), this the 9th day of June, 1996.

 (L.S.)  
James Calvin Cooley, Jr.

\_\_\_\_\_ (L.S.)

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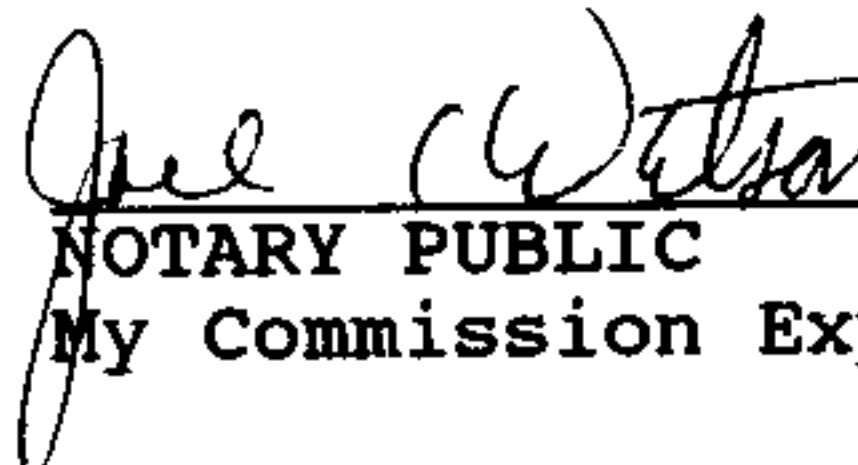
STATE OF ALABAMA)

COUNTY OF SHELBY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES CALVIN COOLEY, JR. whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and Official Seal this the 9th day of June, 1996.

  
NOTARY PUBLIC  
My Commission Expires: 10/6/96

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**"EXHIBIT A"**

A parcel of land in the Northwest corner of Section 25, Township 20, Range 3 West, Shelby County, Alabama; being more particularly described as follows:

Commence at the Northwest corner of Section 25, Township 20, Range 3 West, and run North 87 deg. 25 min. East 946.0 feet to an iron stake on the East side of the right of way of U.S. Highway No. 31, before the same was made a 4 lane highway; thence South 18 deg. 30 min. East along said old right of way line 909.0 feet; thence North 89 deg. 50 min. East to the present East right of way line of U.S. Highway 31 to the point of beginning of the lot herein conveyed; thence run in a southerly direction along the East right of way of the present U.S. Highway 31 at a distance of 64.0 feet to a point on the North line of a dirt road leading to property of Hershhal Carter; thence run in a northeasterly direction along the Northerly right of way line of said dirt road a distance of 196.0 feet; thence run in a northerly direction 30.0 feet to a point 204.0 feet East of the point of beginning; thence South 89 deg. 50 min. West 204.0 feet to the point of beginning of the lot herein conveyed; being situated in Shelby County, Alabama.

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