

This Instrument was prepared by:
CONWILL & JUSTICE, P.C.
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P.O. Box 557
Columbiana, Alabama 35051

Send Tax Notice To:
T & R Properties, L L C
2829 Pelham Parkway
Pelham, Al 35124

W A R R A N T Y D E E D

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Six Hundred Forty-Five Thousand and no/100 (\$645,000.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, We, **JIM D. COOLEY and wife, TAMMIE COOLEY**, (herein referred to as grantors), grant, bargain, sell and convey unto **T & R PROPERTIES, L.L.C.** (herein referred to as grantee), the following described real situated in **SHELBY** County, Alabama, to-wit:

Commence at the SE corner of the NW 1/4 of the SE 1/4 of Section 12, Township 20 South, Range 3 West, and run North 89 deg. 53 min. 05 sec. West along South line of said 1/4 - 1/4 Section a distance of 900.88 feet; thence North 25 deg. 49 min. 04 Seconds East a distance of 184.79 feet to the centerline of a 100.00 foot wide Alabama Power Company right-of-way, this being the point of beginning; thence continue along the last described course a distance of 206.81 feet; thence North 64 deg. 10 min. 56 sec. West a distance of 600.00 feet to a point on the Easterly right-of-way line of U.S. Highway 31 (200 foot right-of-way); thence South 25 deg. 49 min. 04 sec. West along said highway right-of-way a distance of 186.96 feet to the centerline of said Alabama Power Company right-of-way; thence South 61 deg. 53 min. 36 sec. and along said centerline a distance of 601.45 feet to the point of beginning; being situated in Shelby County, Alabama.

Together with non-exclusive easements for ingress and egress as set out in Easement Agreement dated February 10, 1994 being more particularly described as follows:

(a) Commence at the SW corner of the NW 1/4 of the SE 1/4 of Section 12, Township 20 South, Range 3 West and run South 89 deg. 53 min. 05 sec. East along the South

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line of said 1/4 - 1/4 Section 400.55 feet; thence North 25 deg. 49 min. 04 sec. East and run 391.60 feet; thence North 64 deg. 10 min. 56 sec. West and run 555.00 feet to the point of beginning of a 20 foot wide easement lying South of the following described line; thence continue along last described course and along North line of said 20 foot easement of 40.0 feet to the East right-of-way of U.S. Highway #31 and the end of said easement; being situated in Shelby County, Alabama.

(b) Commence at the SW corner of the NW 1/4 of the SE 1/4 of Section 12, Township 20 South, Range 3 West and run South 89 deg. 53 min. 05 sec. East along the South line of said 1/4 - 1/4 Section 400.55 feet; thence North 25 deg. 49 min. 04 sec. East and run 391.60 feet; thence North 64 deg. 10 min. 56 sec. West and run 555.00 feet to the point of beginning of a 20 foot wide easement lying North of the following described line; thence continue along last described course and along south line of said 20 foot easement 40.0 feet to the East right-of-way of U.S. Highway #31 and the end of said easement; being situated in Shelby County, Alabama.
All being situated in Shelby County, Alabama.

THE ABOVE DESCRIBED PURCHASE PRICE HAS BEEN APPLIED TO A MORTGAGE EXECUTED SIMULTANEOUSLY HEREWITH.

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

And We do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, its heirs and assigns, that, We are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals
this 31st day of January, 1997.

Jim D. Cooley
Jim D. Cooley
Tammie Cooley
Tammie Cooley

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Jim D. Cooley and wife, Tammie Cooley, 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 our hands and official seals this 31st day of January, 1997.

William R. Jeter
Notary Public
My Commission Expires: 9/12/99



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