

SEND TAX NOTICE TO:

(Name) Frankie Robinson

(Address) _____

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 FORTY THOUSAND AND NO/100----- (\$40,000.00)

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

Waylon E. Cooper and wife, Sandra Cooper,

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

Frankie E. Robinson and wife, Gwen Robinson,

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

Shelby

County, Alabama to-wit:

A parcel of land in the Southwest Quarter of the Northeast Quarter of Section 33, Township 19 South, Range 1 East, being a part of the same land described in a deed Waylon E. and Sandra Faye Cooper, recorded in Instrument Number 1995-22872 of the real property records of Shelby County, Alabama. Said parcel being more particularly described as follows:

Commencing at a 1" iron pipe found, for the Southwest corner of said sixteenth section: Thence North 0 degrees, 00 minutes, 00 seconds East along the West line of said sixteenth section, a distance of 253.00 feet to a point;

Thence North 76 degrees, 00 minutes, 00 seconds East, a distance of 210.00 feet to a point;

Thence North 0 degrees, 00 minutes, 00 seconds East, a distance of 20.06 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165", on the North Right Of Way of County Road 460, for the point of beginning.

Thence North 0 degrees 00 minutes 00 seconds East a distance of 147.20 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165";

Thence North 90 degrees 00 minutes 00 seconds East, a distance of 210.00 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165";

Thence South 0 degrees 00 minutes 00 seconds East, a distance of 118.54 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165", on the North Right Of Way of County Road 460;

Thence along a curve, to the Left, in said Right Of Way, having a radius of 804.86 feet and a chord bearing of South-83 degrees 47 minutes 56 seconds West, an arc length of 149.93 feet, to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165";

Thence South 78 degrees 77 minutes 45 seconds West, a distance of 62.43 feet to the point of beginning. Description of 30 foot easement: The westerly 30 feet of the above described parcel of land.

Subject to taxes for 1997 and subsequent years, easements, restrictions, rights of way and permits of record.

\$18,180.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

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 15th

day of March, 19 97

WITNESS:

(Seal)

Waylon E. Cooper

(Seal)

(Seal)

Sandra Cooper

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Waylon E. Cooper and wife, Sandra Cooper

whose name 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 15th day of March

A. D. 19 97

Robert Andrew Shermaker
Notary Public