

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Hundred and Fifty Thousand and no/100 Dollars (\$150,000.00) to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we, WILLIAM POWELL COOPER, III AND WIFE, LEIGH T. COOPER, (herein referred to as grantors), grant, bargain, sell and convey unto HUNTER L. PICKETT AND WIFE, EDITH S. PICKETT, (herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 46, according to the Survey of Riverchase West, Dividing Ridge First Addition, as recorded in Map Book 7, page 3, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 1997, not yet due and payable.
2. Restrictions, easements, mineral and mining rights filed of record in the Probate Office of Shelby County, Alabama.
3. This property is conveyed subject to a purchase money mortgage in the amount of \$75,000.00 from Hunter L. Pickett, Husband and Edith S. Pickett, wife, to New South Federal Savings Bank, of simultaneous date herewith, filed of record in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to said grantees, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their 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 aforesaid; that we will and 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 hands and seals, this 20th day of

May, 1997.

 (Seal)
WILLIAM POWELL COOPER, III

 (Seal)
LEIGH T. COOPER

Inst # 1997-17046

06/02/1997-17046
12:34 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 87.00

Inst # 1997-17046

STATE OF ALABAMA)
JEFFERSON COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM POWELL COOPER, III AND LEIGH T. COOPER, whose names as grantors, 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 30th day of May, 1997.

Dejuana K. Mulley
Notary Public

MY COMMISSION EXPIRES OCTOBER 27, 1998

Send Tax Notice To:
HUNTER L. PICKETT
2176 BAILEY BROOK DRIVE
HOOVER, AL 35244

This Instrument Prepared By:
CHALICE E. TUCKER
Post Office Box 590046
Birmingham, Alabama 35259
(205) 933-6030

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