

THIS INSTRUMENT PREPARED BY:
Jim Pino, Attorney at Law
JIM PINO & ASSOCIATES, P.C.
Post Office Drawer 623, Alabaster, AL 35007
Telephone: 205/663-1581

TITLE NOT EXAMINED
LEGAL DESCRIPTION FURNISHED BY
GRANTORS

TAX VALUE: \$500.00

Inst # 1997-30743

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned grantors (whether one or more), in hand paid by the Grantees herein, the receipt whereof is acknowledged, we **CHARLIE MACK COOPER**, and wife, **MARY LOU COOPER** (herein referred to as Grantors), hereby grant, bargain, sell and convey unto our children, **LEON SEALS, MARICE COOPER, CHARLIE MACK COOPER, JR., ANTONIO COOPER and PHILLIP SEALS as Tenants-in-Common** (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land lying in the SE1/4; NW1/4, Section 1, Township 21 South, Range 3 West and more particularly described as follows: Starting at the Northeast corner of said SE1/4; NW1/4 Sec. 1, T21S, R3West run westerly along the north boundary line of said SE1/4; NW1/4 a distance of 555.7 feet to a point. Thence turn an angle of 90 deg. 00 min. to the left and run southerly a distance of 210.0 feet to a point. Thence turn an angle of 8 deg. 56 min to the right and run southeasterly a distance of 100.0 feet to an iron marker. Thence turn an angle of 17 deg. 58 min. to the right and run southeasterly a distance of 128.7 feet to an iron marker, the point of beginning. Thence continue along the same line a distance of 128.7 feet to an iron marker. Thence turn an angle of 80 deg. 29 min. to the left and run southeasterly a distance of 160.0 feet to an iron marker. Thence turn an angle of 99 deg. 47 min. to the left and run northeasterly a distance of 182.94 feet to an iron marker. Thence turn an angle of 99 deg. 44 min. to the left and run northwesterly a distance of 160.0 feet to the point of beginning.

Said parcel of land lies in the said SE1/4; NW 1/4 of Sec. 1, Township 21 South, Range 3 West, and contains 0.56 acres, more or less.

SUBJECT TO A LIFE ESTATE RESERVED HEREIN BY GRANTORS.

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

And we do, for ourselves and for our heirs, executors and administrators, covenant with 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 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 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 the 27th day of August, 1997.

Charlie M Cooper
CHARLIE MACK COOPER

Mary Lou Cooper
MARY LOU COOPER

09/24/1997-30743
09:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE NEL 15.50

STATE OF ALABAMA)

GENERAL ACKNOWLEDGMENT

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLIE MACK COOPER, and wife, MARY LOU COOPER, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date 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 the 29 day of August, 1997.

9-29-97
My Commission Expires

Catherine L. Creamer Whitworth
Notary Public

GRANTORS' ADDRESS:

Post Office Box 1589, Alabaster, Alabama 35007

GRANTEES' ADDRESSES:

Leon Seals	2236 Second Street South, Birmingham, Alabama 35203
Marice Cooper	Post Office Box 1589, Alabaster, Alabama 35007
Charlie Mack Cooper, Jr.	Post Office Box 1589, Alabaster, Alabama 35007
Antonio Cooper	Post Office Box 1589, Alabaster, Alabama 35007
Phillip Seals	Post Office Box 1972, Alabaster, AL 35007

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