

This instrument was prepared by:
Michael J. Romeo
15 Office Park Circle, Suite 100
Birmingham, AL 35223

WHEN RECORDED RETURN TO
Jeffrey W. & Lisa R. Cooke
4508 Little Ridge Lane
Birmingham, Alabama 35242

Form 1-1-27 Rev 1-66

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED SIXTY NINE THOUSAND DOLLARS AND NO/100
(\$169,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the
receipt whereof is acknowledged, I or we, Dennis D. Douglas and wife Malla M. Douglas

Herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto
Jeffrey W. Cooke and wife Lisa R. Cooke

herein referred to as grantee, whether one or more), the following described real estate situated in
Shelby County, Alabama to wit;

Lot 3-A, according to a Resurvey of Lots 2,3, and 4 of a Resurvey of Lots 2, 3, 4, 40, 41, and 42, Little
Ridge Estates, recorded in Map Book 13, page 141, in the Office of the Judge of Probate of Shelby
County.

Subject to:

1. AD Valorem taxes due and payable October 1, 1998.
2. 35 foot building setback line for Little Ridge Drive as shown by recorded plat.
3. 10 foot easement on rear as shown by recorded plat.
4. Variable easement on front as shown by recorded plat.
5. Restricted covenants as setforth in Real 78, page 104, as recorded in the Probate Office
of Shelby County, Alabama.
6. Protective covenants as setforth in Real 171, page 836 and Real 178, page 580, in the
Probate Office of Shelby County, Alabama.
7. Right of way to Alabama Power Company as setforth in Real 93, page 143 and Real 124,
page 516, in the Probate Office of Shelby County, Alabama.
8. Agreement with Alabama Power Company as setforth in Real 84, page 567, in the
Probate Office of Shelby County, Alabama.
9. Right of way to Shelby County, Alabama as setforth ion Real 135, page 53, in the
Probate Office of Shelby County, Alabama.
10. Mineral and mining rights and rights incident thereto setforth in Real 290, page 842, in
the Probate Office of Shelby County, Alabama.
11. Reservation and restrictions are setforth in Real 290, page 842, in the Probate Office of
Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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
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 hands and seals this 12TH day of
November 1997.

**STATE OF ALABAMA
COUNTY OF SHELBY**

Dennis D. Douglas
Dennis D. Douglas

Malla M. Douglas
Malla M. Douglas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dennis D.
Douglas and wife Malla M. Douglas 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 are executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of November 1997

[Signature]
Notary Public

My Commission Expires: September 24, 2000

12/08/1997-39847
11:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCD 17.00

Inst # 1997-39847