

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

(Name) David Cochran

(Address)

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

P.O. Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-87 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eleven Thousand, Five Hundred Twenty and no/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Billy W. Minor and wife, Eulee S. Minor; and
Elsie C. Minor and wife, Edith T. Minor

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

David Cochran

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

04/29/1998-15308
08:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
14.00

PARCEL I:

Commencing at the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 20 South, Range 1 West, Shelby County, Alabama, being the point of beginning; thence South 89 degrees 58 minutes 33 seconds East assumed along the North line of said 1/4-1/4 280.20 feet to the Northwesterly right of way line of County Highway 36, being the point of curvature of a non-tangent curve, concave to the Southeast, having a radius of 1908.23 feet, a central angle of 7 degrees 52 minutes 23 seconds, and a chord of 262.00 feet bearing South 53 degrees 46 minutes 12 seconds West; thence Southwesterly along said curve and line 262.21 feet to the point of curvature of a compound curve, concave to the Northwest, having a radius of 837.23 feet, a central angle of 5 degrees 52 minutes 42 seconds, and a chord of 85.86 feet, bearing South 54 degrees 10 minutes 39 seconds West; thence Southwesterly along said curve and line 85.90 feet to the West line of said 1/4-1/4; thence North 0 degrees 12 minutes 43 seconds East 205.22 feet to the point of beginning.

Subject to taxes for 1998 and subsequent years, easements, restrictions, rights of way, and permits of record.

ALL OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HERewith.

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 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 hands(s) and seal(s), this 27th

day of April, 1998.

Elsie C. Minor
Elsie C. Minor

Billy W. Minor (Seal)
Billy W. Minor

by: *Debra M. Parks P.A.* (Seal)
by: Debra M. Parks, Attorney in fact
as shown by Power of Attorney recorded
in Instrument #1998-12658, in Probate
Office of Shelby County, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

Edith T. Minor
Edith T. Minor

Eulee S. Minor (Seal)
Eulee S. Minor

by: *Debra M. Parks P.A.* (Seal)
by: Debra M. Parks, Attorney in fact
as shown by Power of Attorney recorded
in Instrument #1998-12659, in Probate
Office of Shelby County, Alabama

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Elsie C. Minor and wife, Edith T. Minor 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 my hand and official seal this 27th day of April, A. D., 1998

Notary Public.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that DEBRA M. PARKS, whose name as Attorney in Fact for Billy W. Minor, signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 27th day of April, 1998.



Notary Public

My commission expires:

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that DEBRA M. PARKS, whose name as Attorney in Fact for Eulee S. Minor, signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 27th day of April, 1998.



Notary Public

My commission expires:

Inst # 1998-15308

04/29/1998-15308
08:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 14.00