

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

(Name) Sharon R. Cooper

(Address) P O Box 47, Vincent AL 35128

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-27 Rev. 1-88

WARRANTY DEED—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—

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,
Janice Clifton Jackson, a Myrtle woman(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Sharon R. Cooper,(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

A part of the NE 1/4 of the NW 1/4 of Section 9, Township 19 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows: Commenced at the Southwest corner of said NE 1/4 of the NW 1/4 and proceed North 2 degrees 27 minutes 49 seconds East along the West boundary of said NE 1/4 of the NW 1/4 for 728.63 feet; thence South 83 degrees 18 minutes 45 seconds East 1069.73 feet to the POINT OF BEGINNING; thence from said POINT OF BEGINNING proceed North 18 degrees 39 minutes 02 seconds East 125.80 feet; thence North 83 degrees 57 minutes 30 seconds East 229.24 feet to a point on the Westerly right of way boundary of Shelby County Highway No. 467 (R/W 80'); thence South 19 degrees 26 minutes 49 seconds West along said highway boundary for 177.97 feet; thence leaving said highway boundary proceed North 83 degrees 18 minutes 45 seconds West for a distance of 210.38 feet, back to the POINT OF BEGINNING.

According to the survey of Billy R. Martin, Reg. No. 10559, dated April 29, 1998.

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

\$41,145.00 of the above recited purchase was paid from a mortgage recorded simultaneously herewith.

Janice Clifton and Janice Clifton Jackson are one and the same person.

05/04/1998-16092
01:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 30th day of April, 1998.

(Seal)

(Seal)

(Seal)

Janice Clifton Jackson (Seal)
Janice Clifton Jackson (Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Janice Clifton Jackson is known to me, acknowledged before me whose name is signed to the foregoing conveyance, and who she executed the same voluntarily on this day, that, being informed of the contents of the conveyance on the day the same bears date.

Given under my hand and official seal this 30th day of April, A. D., 1998.

Notary Public.

My Commission Expires: 10/16/2000

Inst # 1998-16092