

1998-17527
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Inst 1

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:
280 Properties, L.L.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

STATE OF ALABAMA)
GENERAL WARRANTY DEED
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Twenty-Seven Thousand Five Hundred and 00/100 (\$27,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Frank W. Cooney and Mary W. Cooney, Trustees of the Cooney Revocable Management Trust, dated 11/24/87 (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, 280 Properties, L.L.C., a Limited Liability Company, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See Attached Exhibit A for Legal Description

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set their hand and seal this the 1st day of May, 1998.

Cooney Revocable Management Trust, dated
November 24, 1987

By: Frank W. Cooney
Frank W. Cooney, Trustee

By: Mary W. Cooney
Mary W. Cooney, Trustee

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Frank W. Cooney and Mary W. Cooney, as Trustees of the Cooney Revocable Management Trust, dated 11/24/87 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 instrument they, as such Trustees, signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of May, 1998.

Barbara Bennett
NOTARY PUBLIC
My Commission Expires: 9-26-2001

05/13/1998-17527
11:04 AM CERT 11 E11
SHELBY COUNTY JUDGE OF PROBATE
002 NEI 38.50

Exhibit A

Part of the SW 1/4 of the NE 1/4 of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

From the NW corner of said SW 1/4 of NE 1/4 of said Section 26, run in a southerly direction along the west line of said 1/4-1/4 section for a distance of 463.08 feet, more or less, to a point on the south right of way line of Old U.S. Highway #280 and being marked by an existing iron rebar being the point of beginning; thence continue in a southerly direction for a distance of 216.69 feet to an existing iron rebar being the point of beginning; thence continue in a southerly direction for a distance of 216.69 feet to an existing iron rebar set by Amos Cory; thence turn an angle to the left of 90 degrees 09 minutes 26 seconds and run in an easterly direction for a distance of 607.53 feet to an existing iron rebar set by Amos Cory; thence turn an angle to the left of 89 degrees 29 minutes 15 seconds and run in a northerly direction for a distance of 302.44 feet to an existing iron rebar set by Amos Cory and being on the south right of way line of Old U.S. Highway #280 being on a curve, said curve being concave in a northerly direction and having a central angle of 9 degrees 37 minutes 28 seconds and a radius of 2985.89 feet; thence turn an angle to the left (99 degrees 24 minutes 55 seconds to the chord of said curve) and run in a southwesterly and westerly direction along the arc of said curve and along the southerly right of way line of said Old U.S. Highway #280 for a distance of 501.57 feet to the point of ending of said curve; thence run in a westerly direction along the south right of way line of said Old U.S. Highway #280 for a distance of 114.99 feet, more or less, to the point of beginning being marked by an existing iron rebar.

Minerals and mining rights excepted.

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