

This conveyance prepared without the benefit of current survey. Attorney makes no representations as to the legal description of this property of the property.

Send Tax Notice To:  
Danna J. Rockett  
21379 Highway 55  
Sterrett, Alabama 35147  
Inst. # 1998-47188

This instrument was prepared by:  
James W. Fuhrmeister  
Allison, May, Alvis, Fuhrmeister  
& Kimbrough, L.L.C.  
P. O. Box 380275  
Birmingham, AL 35238

11/30/1998-47188  
08:53 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 CRH 15.50

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**Warranty Deed**

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STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

THAT IN CONSIDERATION OF Fifteen Thousand Dollars (\$15,000.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **JOHN COOK, a married man** (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **DANNA J. ROCKETT, a married man**, (herein referred to as Grantees, whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Attached Exhibit A

Subject to:

1. Taxes and assessments for the year 1999 and subsequent years which are not yet due and payable.
2. Easement reserved in Instrument 1994-30915, in the Probate Office of Shelby County Alabama.
3. Coal, oil, gas and other mineral interests in, to or under the land herein described.
4. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

NOTE: This property does not constitute the homestead of the grantor or his spouse.

NOTE: The entire above consideration was paid from the proceeds of a mortgage loan filed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee her heirs and assigns, forever in fee simple forever, together with every contingent remainder and right of reversion.

And I do for myself and for my 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 noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal, this 25<sup>TH</sup> day of November, 1998.

  
John Cook

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

On this 25<sup>th</sup> day of November, 1998, I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John Cook, whose name is 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, he, executed the same voluntarily for and as his act on the day the same bears date.

Given under my hand and official seal, this the 25th day of November, 1998.

  
Notary Public  
My Commission Expires: 3-1-99

EXHIBIT "A"

Commence at the SW corner of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 5, Township 18 South, Range 2 East; thence South  $89^{\circ}56'$  East along South line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section 975.92 feet; thence North  $0^{\circ}04'$  East 320.22 feet; thence North  $26^{\circ}45'$  East 241.67 feet to the point of beginning; thence South  $63^{\circ}51'40''$  East 540.58 feet to the NW right of way of a county road; thence North  $34^{\circ}07'$  East along said right of way 274.23 feet; thence North  $62^{\circ}35'$  West 575.74 feet; thence South  $26^{\circ}45'$  West 284.45 feet back to the point of beginning, being in the NE  $\frac{1}{4}$  and the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 5.

LESS AND EXCEPT a 15-foot easement for ingress and egress and the centerline described as follows:

Commence at the NW corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section; thence South along the West line of same 690.00 feet; thence South  $71^{\circ}57'$  East 1027.50 feet; thence North  $26^{\circ}44'$  East 255.95 feet to the point of beginning of the center line of said easement; thence South  $76^{\circ}51'$  East 141.36 feet; thence South  $27^{\circ}32'30''$  East 96.90 feet; thence South  $6^{\circ}50'30''$  East 143.38 feet; thence South  $33^{\circ}33'30''$  East 96.14 feet; thence South  $71^{\circ}57'$  East 129.0 feet to public road.

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