

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

SEND TAX NOTICE TO:

(Name) Janice South

(Address) 2787 North Road
Columbiana, AL 35071

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-97 Rev. 4/99

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Three Thousand Two Hundred Fifty and no/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged
Kenneth M. Cooper, a Single man
Mary Ann Moore, a single woman
(herein referred to as grantor, whether one or more), bargain, sell and convey unto
Janice South and David Coggins

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

From the Northeast corner of Section 11, Township 24 North, Range 15 East, run South along the east boundary line of said Section 11, a distance of 1430.0 feet to the point of beginning of herein described parcel of land; thence turn 75 degrees 00 minutes 40 seconds right and run 69.05 feet; thence turn 39 degrees 08 minutes 20 seconds left and run 95.0 feet; thence turn an angle to the left of 100 degrees 59 minutes 20 seconds and run Southeasterly 135 feet to a point on the east line of said Section 11 which is 149.70 feet south of the point of beginning; thence run North along the East line of said Section 11 149.70 feet to the point of beginning, herein described parcel of land containing a 12.5 foot easement in width lying west of and running parallel to the east boundary of the above described parcel of land.

According to the survey of Sam W. Hickey, dated March 29, 1969.

LESS AND EXCEPT any portion thereof lying below the 397.00 foot ground elevation contour line below sea level, according to survey of Alabama Power Company, said property between said 397.00 foot elevation contour line having been heretofore conveyed to said Alabama Power Company, as shown by deed recorded in Deed Book 246, Page 940 in Probate Office of Shelby County, Alabama.

ALSO, any area lying to the west and north of the above described parcel which lies between the above described parcel and said 397.00 foot ground elevation contour line above sea level.

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights of way and permits of record.

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 hand(s) and seal(s), this 30th day of July, 1993

(Seal)

Kenneth M. Cooper (Seal)
Kenneth M. Cooper

(Seal)

(Seal)

(Seal)

Mary Ann Moore (Seal)
Mary Ann Moore

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgement

I, the undersigned authority Kenneth M. Cooper, a Notary Public in and for said County, in said State, hereby certify that and Mary Ann Moore, whose name s are signed to the foregoing conveyance 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 30th day of July, 1999 A.D.,

Notary Public

My Commission Expires: 10/16/2000