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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JIMMY W. COOK
37 CHRISTOPHER COVE
HARPERSVILLE, AL 35078

Inst # 2000-05794
02/24/2000-05794
10:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 PMS 196.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED SEVENTY FOUR THOUSAND NINE HUNDRED FIFTY and 00/100 (\$274,950.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, DONALD J. LABELLE and PATSY S. LABELLE, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JIMMY W. COOK and HOLLYACE COOK, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 1, ACCORDING TO THE SURVEY OF CHRISTOPHER COVE, AS RECORDED IN MAP BOOK 22, PAGE 53, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1999 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2000.
2. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN DEED BOOK 134, PAGE 561.
3. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT #1997-12754.
4. RIGHTS FOR ROAD AS RECORDED IN DEED BOOK 95, PAGE 424; DEED BOOK 95, PAGE 537 AND DEED BOOK 104, PAGE 449.
5. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 138, PAGE 438.
6. A 50 FOOT RIGHT OF WAY TO COLONIAL PIPE LINE COMPANY AS RECORDED IN DEED BOOK 220, PAGE 822.
7. RESTRICTIONS AS SHOWN ON RECORDED MAP(S).

\$100,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, DONALD J. LABELLE and PATSY S. LABELLE, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 23rd day of February, 2000.


DONALD J. LABELLE



PATSY S. LABELLE

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DONALD J. LABELLE and PATSY S. LABELLE, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 23rd day of February, 2000.


Notary Public

My commission expires: 9.29.02

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