

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

GRANTEE'S ADDRESS:
Thomas K. Cooper
1201 Gables Drive
Birmingham, Alabama 35244

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Eighty-Four Thousand Nine Hundred and 00/100 (\$84,900.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Linda M. Dennis, a single individual (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Thomas K. Cooper, a single man, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See legal description attached as Exhibit "A"

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

\$82,350.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs 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 her hand and seal this the 29th day of February, 2000.


Linda M. Dennis

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Linda M. Dennis, a single individual 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 Instrument signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of February, 2000.

NOTARY PUBLIC

My Commission Expires: 2-20-03

PEGGY MURPHREE
MY COMMISSION EXPIRES FEBRUARY 20, 2003

Inst # 2000-06498

03/02/2000-06498
08:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJL 14.00

Exhibit "A"

Unit 1201, Building 12, in The Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10 page 177 and amended in Real Volume 27 page 733, Real Volume 50 page 327 and Real Volume 50 page 340 and re-recorded in Real 50 page 942, Real 165 page 578, and amended in Real 59 page 19 and further amended by Corporate Volume 30 page 407 and in Real 96 page 855 and Real 97 page 937 and By-Laws as shown in Real Volume 27 page 733, amended in Real Volume 50 page 325, further amended by Real 189 page 222, Real 222 page 691; Real 238 page 241, Real 269 page 270, further amended by eleventh amendment to Declaration of Condominium as recorded in Real 284 page 181, together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said Unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9 pages 41 through 44, and amended in Map Book 9 page 135, Map Book 10 page 49 and further amended by Map Book 12 page 50 in the Probate Office of Shelby County, Alabama.



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