

This instrument was prepared by:

Jim Pino, Esq.
Attorney at Law
363 Canyon Park Drive
Pelham, AL 35124

TITLE NOT EXAMINED
Legal Description
Furnished by Grantee

WARRANTY DEED

TAX VALUE \$ _____

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein the receipt of which is hereby acknowledged, **JEFFERY BRENT COOPER and wife, BETTY JO COOPER**, GRANTORS herein, do hereby grant, bargain, sell and convey unto **BETTY JO COOPER**, GRANTEE herein, in fee simple, the following described real estate situated in Shelby County, Alabama, to wit:

LOT 349, ACCORDING TO THE SURVEY OF WEATHERLY,
WIXFORD MOOR- SECTION 24, AS RECORDED IN MAP
BOOK 20, PAGE 144, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA

Subject to covenants and restrictions, building lines, easements and rights of way of record.

Subject to mineral and mining rights of record and all privileges incident thereto.

TO HAVE AND TO HOLD unto the said Grantee, in fee simple, and to Grantee's heirs and assigns in fee simple, forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or 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 15 day of March, 2002.

03/21/2002-13316
09:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NSB 14.50

Inst # 2002-13316

Jeffery Brent Cooper
Jeffery Brent Cooper

Betty Jo Cooper
Betty Jo Cooper

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffery Brent Cooper and Betty Jo Cooper 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 conveyance they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 15th day of March, A.D., 2002.

Victoria K. Jaywick
Notary Public

MY COMMISSION EXPIRES APRIL 17, 2004

Inst # 2002-13316

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