

This instrument was prepared by  
Claiborne P. Seier  
Post Office Box 360205  
Birmingham, AL 35236

Send tax notice to:  
Murphy Building & Development Co., Inc.  
P.O. Box 1015  
Pelham, AL 35124

**WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

That in consideration of One Hundred Ninety Eight Thousand and no/100 (\$198,000.00) Dollars to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Kenneth Maru Cooper, a single man (herein referred to as grantor), grants, bargains, sells and conveys unto Murphy Building & Development Co., Inc., an Alabama Corporation (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama to-wit:

The legal description of the real property being conveyed is attached to the Warranty Deed as Exhibit "A"

Subject to the following restrictions, easements, and rights of way of record:

1. Transmission line permit to Alabama Power Company as shown by instrument in Deed 139, page 60 in the Probate Office of Shelby County;
2. Rights of Way granted to Alabama Power Company as evidence by Lis Pendens 6, page 220 in the Probate Office of Shelby County;
3. Other restrictions, easements, and rights of way of record.

Subject to general and special taxes or assessments for the year 2003 and subsequent years.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

Kenneth Maru Cooper/Murphy Building & Development Co., Inc.  
Page 2  
Warranty Deed

And I, for myself and for my heirs, executors and administrators, covenant with said grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I 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 grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10<sup>th</sup> day of January, 2003.

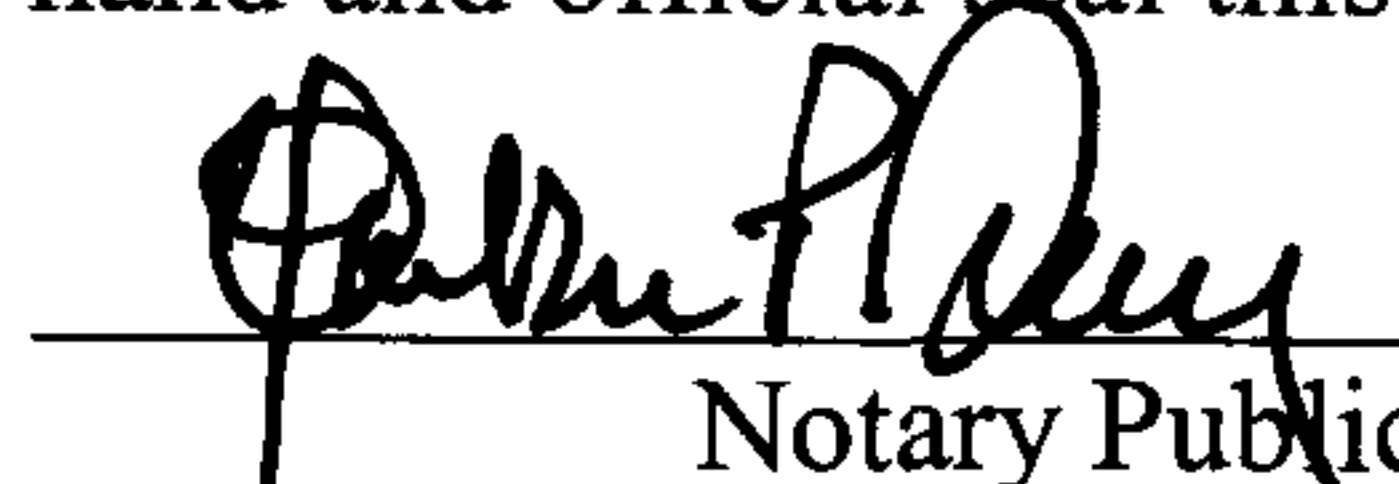
 (Seal)  
Kenneth Maru Cooper

STATE OF ALABAMA  
SHELBYCOUNTY

**General Acknowledgment**

I, Claiborne P. Seier a Notary Public in and for said State, hereby certify that Kenneth Maru Cooper, a single man, 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 on the day the same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of January, 2003.

  
Notary Public

Warranty Deed  
Kenneth Maru Cooper/Murphy Building & Development Co., Inc.  
Page 3

**EXHIBIT "A"**

Part of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 11, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From an existing iron rebar set by Laurence D. Weygand and being the locally accepted southwest corner of said NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 11, run in a northerly direction along the west line of said  $\frac{1}{4}$   $\frac{1}{4}$  section for a distance of 423.96 feet to an existing No. 5 iron rebar being the northwest corner of the Shelby Baptist Church Survey, as recorded in the Office of the Judge of Probate, Shelby County, Alabama in Map Book 8, Page 148 and being the point of beginning; thence continue in a northerly direction along last mentioned course for a distance of 150.0 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 25 deg. 09 min. and run in a northeasterly direction for a distance of 820.70 feet to an existing iron rebar set by Laurence D. Weygand and being on the north line of said NW  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of said Section 11; thence turn an angle to the right of 66 deg. 01 min. 01 sec. and run in an easterly direction along the north line of said  $\frac{1}{4}$   $\frac{1}{4}$  section for a distance of 693.69 feet to an existing iron rebar set by Laurence D. Weygand and being at a point of intersection with the southwest right of way line of Bearden Road; thence turn an angle to the right of 57 deg. 18 min. 45 sec. and run in a southeasterly direction along the southwest right of way line of said Bearden Road for a distance of 377.88 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 104 deg. 15 min. 03 sec. and run in a southwesterly direction for a distance of 329.68 feet to a point marked by an existing utility pole; thence turn an angle to the left of 18 deg. 23 min. 09 sec. and run in a southwesterly direction for a distance of 359.51 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 38 deg. 19 min. 48 sec. and run in a southwesterly direction for a distance of 272.45 feet to an existing iron rebar set by Laurence D. Weygand and being on the north line of said Shelby Baptist Church Survey; thence turn an angle to the right of 75 deg. 17 min. 13 sec. and run in a westerly direction for a distance of 557.94 feet more or less to the point of beginning; being situated in Shelby County, Alabama.