

Value = \$122,500.00

Grantee's Address:

3656 Hwy 280
Harpersville, AL 35078

STATE OF ALABAMA)
COUNTY OF SHELBY) **WARRANTY DEED**
(Survivorship)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Dollars (\$100.00) and other good and valuable considerations to the undersigned Grantor, **JAMES EDWARD LYNN, JR., a married man, RICKY WAYNE LYNN, a married man, and SAMUEL CLARENCE LYNN, a married man**, in hand paid by **JERRY T. COOK and JO ANN COOK**, the receipt and sufficiency of which are hereby acknowledged, we, the said **JAMES EDWARD LYNN, JR., a married man, RICKY WAYNE LYNN, a married man, and SAMUEL CLARENCE LYNN, a married man**, do hereby grant, bargain, sell and convey unto the said **JERRY T. COOK and JO ANN COOK**, as joint tenants with the express right of survivorship in the survivor in fee simple upon the death of the other, the following-described real estate, to-wit:

Commence at the Southeast corner of the Southwest quarter of the Southwest quarter , Section 35, Township 19 South, Range 2 East, Shelby County, Alabama, and run thence Northerly along the East line of said quarter-quarter on a bearing of North 0 degrees 12 minutes 10 seconds East a distance 726.72 feet to a point, thence run North 89 degrees 47 minutes 50 seconds West a distance of 679.76 feet to the point of beginning of the property being described. Thence run South 74 degrees 26 minutes 39 seconds West a distance of 621.15 feet, to a point on the Northeasterly right of way line of Highway No. 280; Thence run North 52 degrees 21 minutes 19 seconds West along said highway right of way line a distance of 89.24 feet to a point, thence run North 54 degrees 10 minutes 25 seconds East a distance of 831.36 feet to a point, thence run South 0 degrees 49 minutes 37 seconds West a distance of 374.88 feet to the point of beginning, containing 3.38 acres and marked on each corner with a steel pin or pipe; all according to that certain plat of survey prepared by Joseph E. Conn, Jr., Alabama Reg. No. 9049, dated May 28, 1986, and revised to correct typographical error on March 30, 2004.

This conveyance and the warranties hereinafter contained are made subject to any and all restrictions, easements, covenants and rights-of-way recorded in the Office of the Judge of Probate of Shelby County, Alabama, affecting said above-described real property.

The grantors herein are all of the heirs at law and next of kin of Norma Jean Lynn who died on September 20, 2003. The grantors are also all of the beneficiaries of the above-described real estate under the Last Will and Testament of Norma Jean Lynn. The grantors do not intend to probate said will.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE PRIMARY RESIDENCE OR HOMESTEAD OF ANY OF THE GRANTORS HEREIN NOR ANY OF THE GRANTORS' SPOUSES.

TO HAVE AND TO HOLD unto the said **JERRY T. COOK and JO ANN COOK**, as joint tenants with the express right of survivorship in the survivor in fee simple upon the death of the other. This conveyance is made under express authority of Code of Alabama, 1975, Section 35-4-7.

And we, the said **JAMES EDWARD LYNN, JR., a married man, RICKY WAYNE LYNN, a married man, and SAMUEL CLARENCE LYNN, a married man**, do, for ourselves, our heirs, executors and administrators, covenant with the said **JERRY T. COOK and JO ANN COOK**, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; and that we will, and our heirs, executors, and administrators shall, warrant and defend the same unto the said **JERRY T. COOK AND JO ANN COOK**, their heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 7th day of April, 2004.

James Edward Lynn, Jr. (L.S.)
James Edward Lynn, Jr.

Ricky Wayne Lynn 4-1-04 (L.S.)
Ricky Wayne Lynn

Samuel Clarence Lynn (L.S.)
Samuel Clarence Lynn

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that James Edward Lynn, Jr., 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 7 day of April 2004.

Claudem Hill
Notary Public
my commission expires: 1-13-07

STATE OF MONTANA

COUNTY OF LINCOLN

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that Ricky Wayne Lynn, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 1st day of April, 2004.

D. Boom
Notary Public
my commission
expires: 11/20/05

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that Samuel Clarence Lynn, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 7th day of April, 2004.

Claudem Hill
Notary Public
my commission expires: 1-13-07

THIS INSTRUMENT PREPARED BY:

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