

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
KATHY L. BRANNON
613 Elm Street
Birmingham, AL 35206

WARRANTY DEED



20050105000003600 Pg 1/1 16.00
Shelby Cnty Judge of Probate, AL
01/05/2005 09:36:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS and NO/00 (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

ALFRED W. COON, JR., A SINGLE MAN

grant, bargain, sell and convey unto,

KATHY L. BRANNON

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Situated in the SE ¼ of the NE ¼ of Section 8, Township 18 South, Range 2 East and being more particularly described as follows: Commence at the SW corner of said ¼ - ¼ as the point of beginning; thence run N 00 degrees 50 minutes 00 seconds W along the west line of said ¼ - ¼ 834.84 feet; thence, run S 47 degrees 13 minutes 20 seconds E 604.21 feet; thence, run S 00 degrees 50 minutes 00 seconds E 360.04 feet to the south line of said ¼- ¼; thence, run S 81 degrees 36 minutes 31 seconds W along the south line of said ¼ - ¼ 441.30 feet to the point of beginning.

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the household of the grantor, or of his spouse.

NONE of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day of January, 2005.

Alfred W. Coon Jr.

ALFRED W. COON, JR.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
ALFRED W. COON, 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 the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of January, 2005.

Vicki A. Stone

Notary Public

My Commission Expires: 3-19-08

