
20050720000363970 1/4 \$132.00
Shelby Cnty Judge of Probate, AL
07/20/2005 03:38:23PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

Richard W. Theibert, Esq.
Najjar Denaburg, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

W. E. McCracken Group, Inc.
2708 Inverness Cliffs
Birmingham, Alabama 35243

WARRANTY DEED

THE STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of Three Hundred Five Thousand and no/100 Dollars (\$305,000.00), in hand paid to the undersigned, Ralph W. Coplin, a married man (an undivided 55% interest in Parcels I and II), NeeNee Roxanne Coplin, an unmarried woman (an undivided 45% interest in Parcels I and II), and Ralph W. Coplin, a married man, NeeNee Roxanne Coplin, an unmarried woman, and Scott Brandon Boyd, a married man (Parcel III) (hereinafter referred to as "GRANTOR"), by W. E. McCracken Group, Inc., a corporation, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

SEE EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS IF SET OUT FULLY HEREIN

Subject to:

1. Ad valorem taxes for the current year, 2005.
2. Subject to non-exclusive limited easement agreement dated 7-18-1992 by and between Frank A. Brotherton, Allen B. Ellis and Ralph W. Coplin and Scott B. Boyd recorded in Instrument 1992-14763.
3. Grant of Easement in favor of Alabama Power Company recorded in Instrument 1995-30844.
4. Right of way in favor of Alabama Power Company recorded in Volume 189 page 318.
5. Mineral and mining rights excepted in Volume 244 page 414.
6. A Perpetual Easement for Ingress and egress as set forth and described in deed from AmSouth Bank to Sunny R. Clowdus recorded in Instrument No.

20031215000804140.

7. Title to all minerals and mining rights and related privileges thereto as reserved in Deed Book 307 page 699 and Deed Book 194 page 128.
8. Right of way in favor of Alabama Power Company recorded in Deed Book 138 page 328.
9. Right of way to State of Alabama for Highway No. 25 recorded in Deed Book 158 page 496 and Deed Book 158 page 421.
10. Right of way to Railroad as described in Deed Book 194 page 128.
11. Less and except that part of subject property which presently lies in the right of way of existing public roadway.
12. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property, state and/or Federal law.

Ralph W. Coplin and Ralph Coplin are one and the same person.

NeeNee Roxanne Coplin and NeeNee Roxine Coplin are one and the same person.

NONE OF THE PROPERTY CONVEYED HEREIN IS THE HOMESTEAD OF EITHER OF THE GRANTORS OR THEIR SPOUSES.

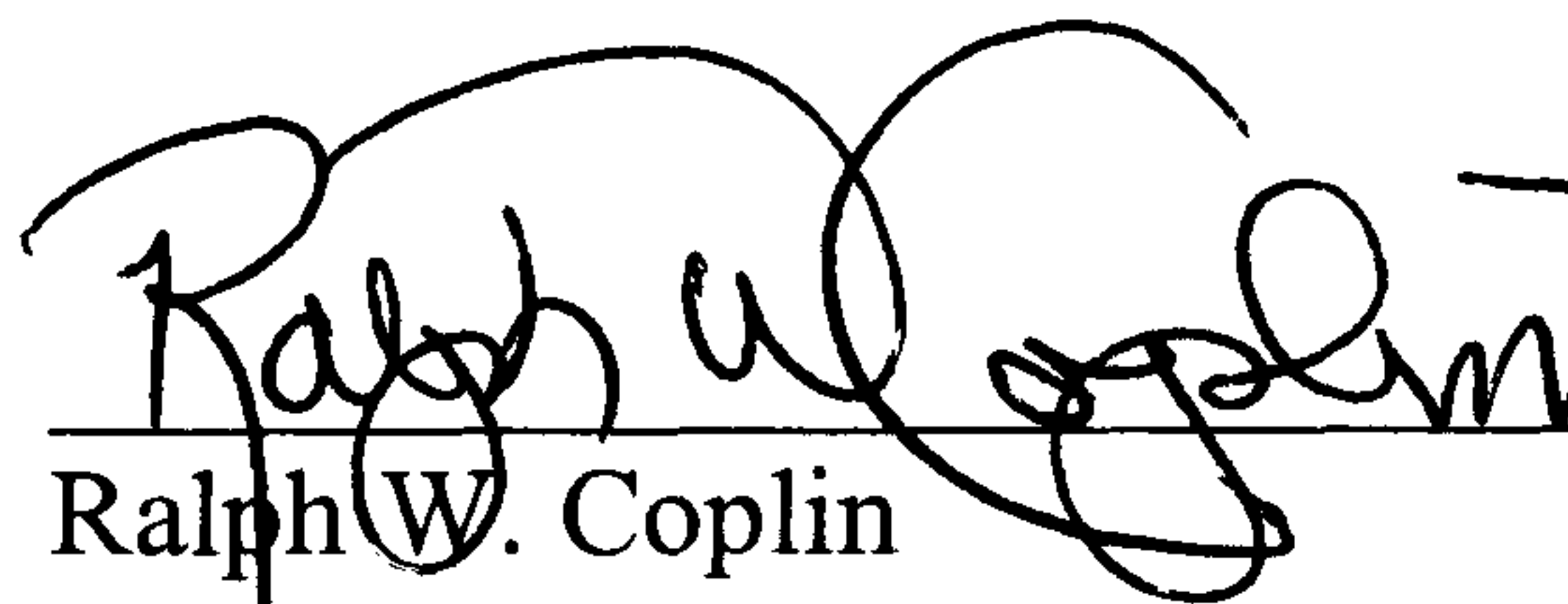
\$198,250.00 of the purchase price recited above was paid by a mortgage loan closed simultaneously with delivery of this deed.

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

And said Ralph W. Coplin, a married man, NeeNee Roxanne Coplin, an unmarried woman, and Scott Brandon Boyd, do for themselves, their heirs and assigns, covenant with the said GRANTEE, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid; that they will and their heirs and assigns 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, the said Ralph W. Coplin, a married man, NeeNee Roxanne Coplin, an unmarried woman, and Scott Brandon Boyd, have hereto set their signatures and seals, this 15th day of July, 2005.

WITNESS:


Ralph W. Coplin

NeeNee Roxanne Coplin
NeeNee Roxanne Coplin

Scott Brandon Boyd
Scott Brandon Boyd

THE STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Ralph W. Coplin, NeeNee Roxanne Coplin, and Scott Brandon Boyd, 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 day the same bears date.

Given under my hand and official seal this 15th day of July, 2005.

M. U.

NOTARY PUBLIC

My commission expires My Commission Expires 5/21/2008

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EXHIBIT "A"

Legal Description

Parcel I.

Part of the NE1/4 of the NE1/4 of Section 9, Township 18 South Range 1 East, situated in Shelby County, Alabama more particularly described as follows:

Begin at the Northeast corner of the NE1/4 of NE1/4 of Section 9, Township 18 South Range 1 East and run south along the east line of said 1/4-1/4 a distance of 630 feet more or less to the southerly line of Alabama Highway No. 25 for the point of beginning of the hereinafter described property; thence continue south along the east line of said 1/4-1/4 a distance of 690 feet more or less to the southeast corner of the NE1/4-NE1/4; thence run in a westerly direction along the South boundary line of said 1/4-1/4 to the southerly right of way line of Highway No. 25; thence run in a Northeasterly direction along the southerly right of way line of said highway to the point of beginning. Mineral and mining rights excepted.

Parcel II.

The Southeast Quarter of the Northeast Quarter of Section 9, Township 18 South, Range 1 West, situated in Shelby County, Alabama, Less and except the following two tracts.

A) Except that part lying north of Highway 25 conveyed to Sunny R. Clowdus by Ralph W. Coplin et al by deed dated May 10, 2002 and recorded in Instrument 2002-254380.


B) Except that part conveyed to Sunny R. Clowdus by deed dated 11-18-2003 from AmSouth Bank recorded in Instrument 2003-804140.

Parcel III.

All that part of the Southeast diagonal one-half of the Northwest 1/4 of the Southeast 1/4 and all that part of the Northeast 1/4 of the Southeast 1/4 of Section 9, Township 18 South, Range 2 East Shelby County, Alabama, which lies north of the North right of way line of Highway No. 25.

Shelby County, AL 07/20/2005
State of Alabama

Deed Tax: \$107.00


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