

THIS DOCUMENT WAS PREPARED BY:

Douglas Corretti
Corretti, Newsom & Hawkins
1804 7th Avenue North
Birmingham, Alabama 35203

THE STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

\$ 225,000.00

That in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **Calvin Clyde Cochran, Jr.** (hereinafter referred to as Grantor), does hereby grant, bargain, sell and convey unto **Jo Ann Cochran** (hereinafter referred to as Grantee), the following-described real property, located and situated in Shelby County, Alabama, to-wit:

PARCEL ONE:

Commence at the NW corner of the NE 1/4 of the SW 1/4 of Section 16, Township 19 South, Range 1 West; thence run East along the North line of said 1/4-1/4 Section a distance of 311.15 feet to the center line of the Old Dunnivant Dirt Road; thence turn an angle of 129 deg. 52 min. to the right and run along the center line of Old Dunnivant Dirt Road a distance of 124.23 feet; thence turn an angle of 10 deg. 40 min. to the left and continue along the center line of said dirt road a distance of 86.50 feet to the point of beginning; thence continue in the same direction along the center line of said dirt road a distance of 166.00 feet; thence turn an angle of 23 deg. 09 min. to the left and continue along the center line of said dirt road a distance of 76.90 feet; thence turn an angle of 8 deg. 49 min. to the left and continue along the center line of said road a distance of 218.44 feet to a point on the NW right of way line of Shelby County Highway No. 41; thence turn an angle of 128 deg. 12 min. 34 sec. to the left to the Tangent of a right of way curve

and run along said curve (whose Delta Angle is 6 deg. 28 min. 46 sec. to the left, Radius is 3,041.50 feet, Tangent is 172.16 feet, Length of Arc is 343.96 feet) to a point on the curve; thence turn an angle of 82 deg. 34 min. 19 sec. to the left from Tangent and run a distance of 260.96 feet to the point of beginning. Situated in the NE 1/4 of the SW 1/4 of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama.

PARCEL TWO:

A parcel of land situated in Section 16, Township 19 South, Range 1 West, in Shelby County, Alabama, and more particularly described as follows:

Begin at the point 95 feet NE of the intersection of the West line of the NE 1/4 of the SW 1/4 of said section and the northern right of way of County Road 41; thence northerly 297.28 feet; thence easterly 34.09 feet; thence southwesterly 53.6 feet; thence southeasterly 218.44 feet; thence southwesterly 39.42 feet to the point of beginning, being situated in Shelby County, Alabama.

PARCEL THREE:

Part of the NE 1/4 of the SW 1/4 of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

From the NW corner of said NE 1/4 of SW 1/4 run in an easterly direction along the north line of said 1/4-1/4 section for a distance of 311.15 feet; thence turn an angle to the right of 129 deg. 52 min. and run in a southwesterly direction for a distance of 124.23 feet; thence turn an angle to the left of 10 deg. 40 min. and run in a southwesterly direction for a distance of 252.50 feet to an existing iron rebar being the point of beginning; thence turn an angle to the left of 23 deg. 09 min. and run in a southerly direction for a distance of 23.90 feet; thence turn an angle to the right of 85 deg. 54 min. 15 sec. and run in a westerly direction for a distance of 34.09 feet; thence turn an angle to the right of 86 deg. 19 min. 29 sec. and run in a northerly direction for a distance of 12.0 feet; thence turn an angle to the right of 75 deg. 42 min.



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Shelby Cnty Judge of Probate, AL
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and run in a northeasterly direction for a distance of 38.44 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

Mineral and Mining Rights Excepted.


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SUBJECT TO:

1. Ad valorem taxes for the current year, 2005.
2. Any and all easements, encroachments, mortgages, and restrictive covenants of record, if any.

No title examination has been performed on the subject real property.

This deed is given pursuant to and in accordance with the terms and provisions of an agreement contained in a Final Judgment of Divorce which is pending in the Circuit Court of Jefferson County, Alabama, Domestic Relations Division, styled Calvin Clyde Cochran, Jr. v. Jo Ann Cochran.

TO HAVE AND TO HOLD to the said Grantee, her heirs, personal representatives, and assigns forever.

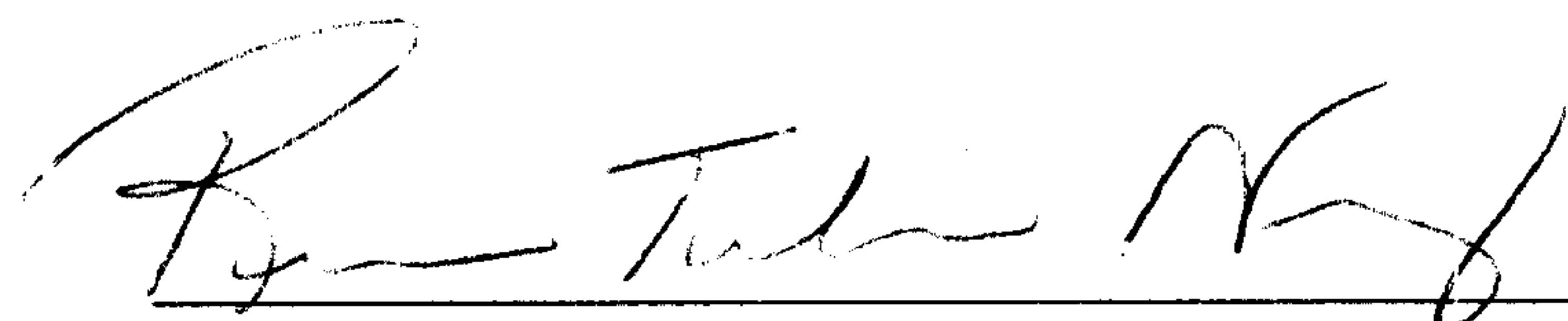
IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal on this the 3rd day of June, 2005.

 (SEAL)
CALVIN CLYDE COCHRAN, JR..

THE STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Calvin Clyde Cochran, 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 same, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 3rd day of June, 2005.


NOTARY PUBLIC
My Commission Expires: 3/7/2008

Shelby County, AL 09/08/2005
State of Alabama
Deed Tax: \$225.00