

Send tax notice to:
Joseph Cobb & Leslie Cobb

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #345
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY JEFFERSON

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

\$6000.00

That in consideration of Five Hundred and 00/100 Dollars (\$500.00) in hand paid to the undersigned David P. Keen and Sandra D. Keen, husband and wife (hereinafter referred to as Grantors") by Joseph Cobb and Leslie Cobb (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the NE corner of the NE 1/4 of the SE 1/4 of Section 32, Township 18 South, Range 2 East; thence run Westerly along the North line of said 1/4-1/4 section for 661.07 feet to the Southeasterly R/W of McConico Road (Prescriptive R/W); thence 63° 16' 25" left run Southwesterly along said R/W for 217.77 feet; thence 31° 07' 09" left and run Southerly 269.71 feet; thence 69° 18' 54" left run Southeasterly 227.20 feet; thence 18° 08' 30" left run Easterly 194.35 feet; thence 56° 06' 27" left run Northeasterly for 614.50 feet to the point of beginning. Containing 6.70 acres including any easements and rights-of-way that may exist.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

Title to subject property was not examined by preparer of this instrument.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s) David P Keen and Sandra D Keen hereunto set their signature(s) and seal(s) on this 10th day of April, 2006.

David P Keen
David P Keen

Sandra D. Keen
Sandra D Keen

Shelby County, AL 04/12/2006
State of Alabama

Deed Tax: \$6.00

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David P Keen and Sandra D Keen, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10 day of April, 2006.

Dennis O. Freeman
Notary Public
Print Name: Dennis O. Freeman
Commission Expires: 4/6/08

(NOTARIAL SEAL)

