20060515000228750 1/2 \$214.00 Shelby Cnty Judge of Probate, AL 05/15/2006 03:26:00PM FILED/CERT

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

Shelby County, AL 05/15/2006 State of Alabama

Deed Tax: \$200.00

Send Tax Notice to:

Curtis Lee & Anita G. Cofer

70 Box 611

Calera, Al 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration TWO HUNDRED THOUSAND AND NO/00 (\$200,000.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

JOE C. SMITH AND MARY H. SMITH, HUSBAND AND WIFE

(herein referred to as Grantor) grant, bargain, sell and convey unto,

CURTIS LEE COFER, JR. AND ANITA G. COFER

(herein referred to as Grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached EXHIBIT A for Legal Description.

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

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

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record.

\$0.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 11th day of MAY, 2006.

JOE C. SMITH

MARY H. SMITH

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that

JOE C. SMITH AND MARY H. SMITH

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 11th day of MAY, 2006.

Notary Public

My Commission Expires: 10-16-08

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EXHIBIT A

PARCEL 1:

Commence at the Southwest Corner of the Southeast Quarter of the Northwest Quarter of Section 20, Township 22 South, Range 2 West; run thence South 02 degrees 41 minutes 00 seconds West for 25.00 feet; run thence North 87 degrees 19 minutes 00 seconds West for 373.00 feet; run thence South 02 degrees 41 minutes 00 seconds West for 239.25 feet; run thence South 87 degrees 19 minutes 00 seconds East for 297.14 feet; run thence North 54 degrees 31 minutes 00 seconds East for 96.49 feet; run thence North 02 degrees 41 minutes 00 seconds East for 179.62 feet to the Point of Beginning. Said land being in the Southwest Quarter of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama.

ALSO an easement for ingress and egress described as follows:

Commence at the Southwest Corner of the Southeast Quarter of the Northwest Quarter of Section 20, Township 22 South, Range 2 West, run thence South 02 degrees 41 minutes 00 seconds West for 25.0 feet; run thence South 02 degrees 44 minutes 51 seconds West for 480.46 feet; run thence North 82 degrees 19 minutes 43 seconds West for 20.0 feet; run thence North 07 degrees 40 minutes 17 seconds East for 10.0 feet to the Point of Beginning; run thence in a Northwesterly direction along a curve to the left (said curve being tangent to last described line) having a radius of 47.18 feet, for an arc length of 77.90 feet; run thence North 86 degrees 56 minutes 40 seconds West for 406.19 feet; run thence in a Northwesterly direction along a curve to the right having a radius of 104.73 feet, for an arc length of 116.35 feet; run thence North 23 degrees 17 minutes 31 seconds West for 184.02 feet; run thence 67 degrees 40 minutes 41 seconds West for 54.27 feet; run thence South 54 degrees 31 minutes 00 seconds West for 96.49 feet to the Point of Ending. Said land being in the Southwest Quarter of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama.

Together with ingress and egress over and across the existing chert road on property of Loyd Anderson as set forth in Easement and Maintenance Agreement recorded in Real Record 358, Page 229 in Probate Office.

PARCEL 2:

Commencing at the NW corner of the N 1/2 of the N 1/2 of the SW 1/4 of Section 20, Township 22 South, Range 2 West, and run East along the North line of the N 1/2 of the N 1/2 of said SW 1/4 a distance of 770 feet to the point of beginning, being the NE corner of the tract of land conveyed by Loyd L. Anderson to Tommy R. Palmer and Loretta L. Palmer by deed recorded in Real Record 209, Page 279, in the Probate Office of Shelby County, Alabama; thence continue East along the North line of the N 1/2 of the N 1/2 of said SW 1/4 1/2 to the West line of the tract of land conveyed by Loyd L. Anderson to W. Scott Vaughn recorded in Real Record 209, Page 288 in the Probate Office of Shelby County, Alabama; then turn right and run South 01 degrees 28 minutes 34 seconds East along the West line of W. Scott Vaughn's land and extension thereof, a distance of 427 feet; thence turn right and run West along a course which intersects and runs along the North margin of an existing chert access road to the East boundary of said Palmer land referred to above; then turn right and run North parallel with the West line of the N 1/2 of the N 1/2 of said SW 1/4 and along the East line of said Palmer land to the point of beginning.

ALSO, a portion of Tracts 458 and 467, according to Loyds' Map, otherwise described as beginning at the NW corner of the N 1/2 of the SW 1/4 of Section 20, Township 22 South, Range 2 West, and run South along the West line of said N 1/2 of the N 1/2 of the SW 1/4 of said Section 480 feet; then turn left and run East parallel with the North line of said N 1/2 of the N 1/2 of the SW 1/4 of said Section 770 feet; then turn left and run North parallel with the West line of said N 1/2 of the N 1/2 of the SW 1/4 of said Section 480 feet; then turn left and run West along the North line of said N 1/2 of the SW 1/4 of said Section 770 feet to the point of beginning.

ALSO, a non-exclusive easement for ingress and egress over the existing chert road leading from Shelby County Highway No. 63 to the above described property.

LESS AND EXCEPT:

Commence at the Southwest Corner of the Southeast Quarter of the Northwest Quarter of Section 20, Township 22 South, Range 2 West; run thence South 02 degrees 41 minutes 00 seconds West for 25.00 feet; run thence North 87 degrees 19 minutes 00 seconds West for 373.00 feet; run thence South 02 degrees 41 minutes 00 seconds West for 239.25 feet; run thence South 87 degrees 19 minutes 00 seconds East for 297.14 feet; run thence North 54 degrees 31 minutes 00 seconds East for 96.49 feet; run thence North 02 degrees 41 minutes 00 seconds East for 179.62 feet to the Point of Beginning. Said land being in the Southwest Quarter of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama.