20060711000331880 1/3 \$251.00 Shelby Cnty Judge of Probate, AL 07/11/2006 10:17:24AM FILED/CERT

Send tax notice to: BERNIS C. HOWARD, JR. MARY ANN HOWARD 6013 TERRACE HILLS DRIVE Birmingham, AL 06-1359

This instrument prepared by:
Joseph C. Kreps
Attorney at Law
1932 Laurel Road, Suite 1-E
Birmingham, AL 35216

STATE OF ALABAMA JEFFERSON COUNTY

WARRANTY DEED

The contract of the contract o

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty Four Thousand and No/100 Dollars (\$234,000.00), in hand paid to the undersigned, JIMMY RAY COOPER AND PAULA ANN COOPER, HUSBAND AND WIFE, (hereinafter referred to as the "Grantor") by BERNIS C. HOWARD, JR. AND MARY ANN HOWARD, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2006.
- 2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
- Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat

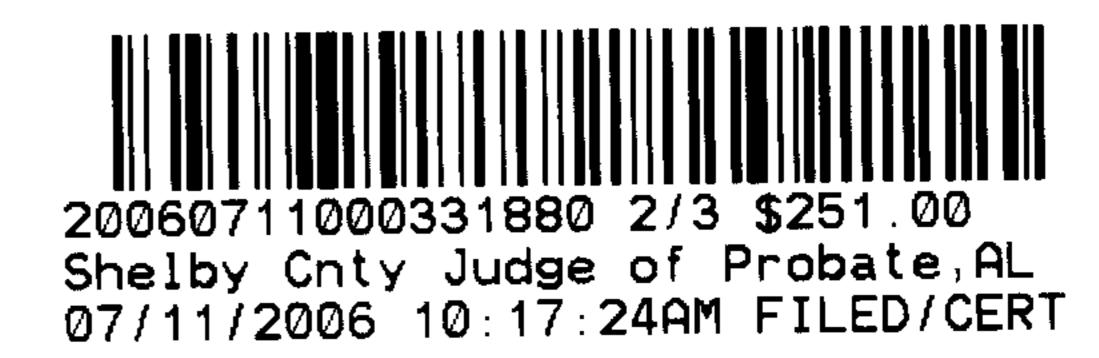
TO HAVE AND TO HOLD unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 Grantees, their heirs, executors, administrators and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances except as aforesaid, that I (we) have good right to sell and convey the same as aforesaid, and that I (we) will, and my (our) successors and assigns shall warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns, forever, against the lawful claims of all persons.

Shelby County, AL 07/11/2006 State of Alabama

State of Alabama

Deed Tax: \$234.00



IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 28TH day of

June, 2006.

MMY RAY COOPER

PAULA ANN COOPER

STATE OF ALABAMA) COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that <u>JIMMY RAY COOPER AND PAULA ANN COOPER</u>, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of June, 2006.

Notary Public

[NOTARIAL SEAL]

(My Commission expires: 360)

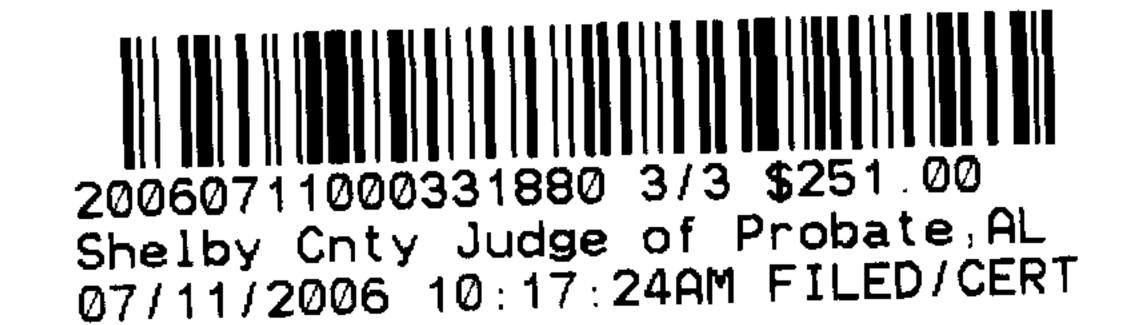


EXHIBIT "A" LEGAL DESCRIPTION

Lot 44, according to the survey of LaCoosa Estates, as recorded in Map Book 5, Page 35, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Also, Parcel 44-A: Begin at the Southeast corner of Lot 44, LaCoosa Estates, as recorded in Map Book 5, Page 35, in the Office of Probate, Columbiana, Alabama, thence proceed in a Northwesterly and Northerly direction along the East boundary line of said Lot along a curve to the right, having a radius of 50 feet and a central angle of 56 degrees 20 minutes, for an arc distance of 49.16 feet; thence turn an angle of 118 degrees 34 minutes 09 seconds to the right from the extended tangent to the curve and run easterly along a Curve to the left, having a radius of 134.42 fact and a central angle of 13 degraes 08 minutes 28 seconds, for an arc distance of 30.83 feet; thence turn an angle of 86 degrees 17 minutes 50 seconds to the right from the extended tangent to the curve and run Southerly for 30.72 feet to the point of beginning.

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