


This Instrument Prepared By:
Ahrian D. Tyler
Christain & Small, LLP
1800 Financial Center
Birmingham, Alabama 35203

Send Tax Notice To:

Blackberry Properties, LLC
505 N. 20th St Ste. 1800
Birmingham AL 35203

205-250-6646

STATE OF ALABAMA)
SHELBY COUNTY)


20070913000429940 1/3 \$27.00
Shelby Cnty Judge of Probate, AL
09/13/2007 02:08:59PM FILED/CERT

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 12th day of September, 2007, by Rojeana Davis a/k/a Rojeana Cooksey, a married woman, and her husband, William Cooksey (hereinafter referred to as the "Grantor(s)"), to Blackberry Properties, LLC (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid by Grantee(s) to Grantor(s), the receipt and sufficiency of which is hereby acknowledged by Grantor(s), the Grantor(s) do/does by these presents, grant, bargain, sell, and convey unto the Grantee(s) the following described real estate (the "Subject Property") situated in County, Alabama, to-wit:

See Exhibit A attached hereto and incorporated by reference

together with all structures and other improvements located on the real estate herein conveyed, and all easements, licenses, privileges, hereditaments and appurtenances belonging or in any way appertaining thereto.

This conveyance is subject to the following:

1. Ad valorem taxes for tax year 2007, and subsequent years;
2. Subject to all restrictions, easements and rights of way of record and that mortgage of record 20021121000582050.

TO HAVE AND TO HOLD, to the said Grantee, his/her/their successors, and assigns forever.

And said Grantors do for himself/herself/themselves, his/her/their successors, and assigns, covenant with said Grantee(s), his/her/their successors, and assigns, that he/her/they are lawfully

seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that he/she/they has/have a good right to sell and convey the same as aforesaid; and that he/she/they will, and their successors and assigns shall warrant and defend the same to the said Grantee(s), his/her/their successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor(s) has/have executed this Warranty Deed on this 12th day of September, 2007.

Grantor(s):

Rojeana T. Davis by Ahrian Davis Tyler under POA Date Sept 12, 2007
Rojeana T. Davis a/k/a Rojeana Cooksey

William Cooksey Date Sept 2007
William Cooksey
Ahrian Davis Tyler under POA

STATE OF ALABAMA)
COUNTY)

I, the undersigned Notary Public, in and for said County, in said State, hereby certify that **Ahrian Davis Tyler as Attorney-in-fact for Rojeana Davis a/ka/ Rojeana Cooksey and husband, William Cooksey** who is/are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he/she/they executed the same voluntarily on this date.

Given under my hand and official seal, this the 12th day of 2007.

Gwendolyn J. McDaniel
NOTARY PUBLIC
My Commission Expires: 5/9/2010

Exhibit A property description
Exhibit B power of attorney recorded with Deed

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SHELBY COUNTY

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I, Rodney Y. Shiflett, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown hereon. That there are no visible encroachments of any kind upon the subject lot except as shown hereon, excluding utility service lines, wires or pipes that serve the subject lot only that are within dedicated easements or rights of way. That steel corners have been found or installed at all lot corners. I further certify that this survey and this plat meet the minimum technical standards for the practice of land surveying in the State of Alabama, the correct legal description being as follows:

A Parcel of land situated in the SW 1/4 of the NW 1/4 of Section 15, Township 20 South, Range 2 West, City of Pelham, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NE Corner of above said 1/4-1/4; thence S90°00'00"W, a distance of 639.23' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 684.20'; thence S03°03'19"E, a distance of 100.00'; thence N87°27'11"E, a distance of 150.00'; thence S02°57'34"E, a distance of 200.00'; thence S89°17'02"E, a distance of 534.20'; thence N02°57'19"W, a distance of 300.00' to the POINT OF BEGINNING.

Said Parcel containing 3.96 acres, more or less.

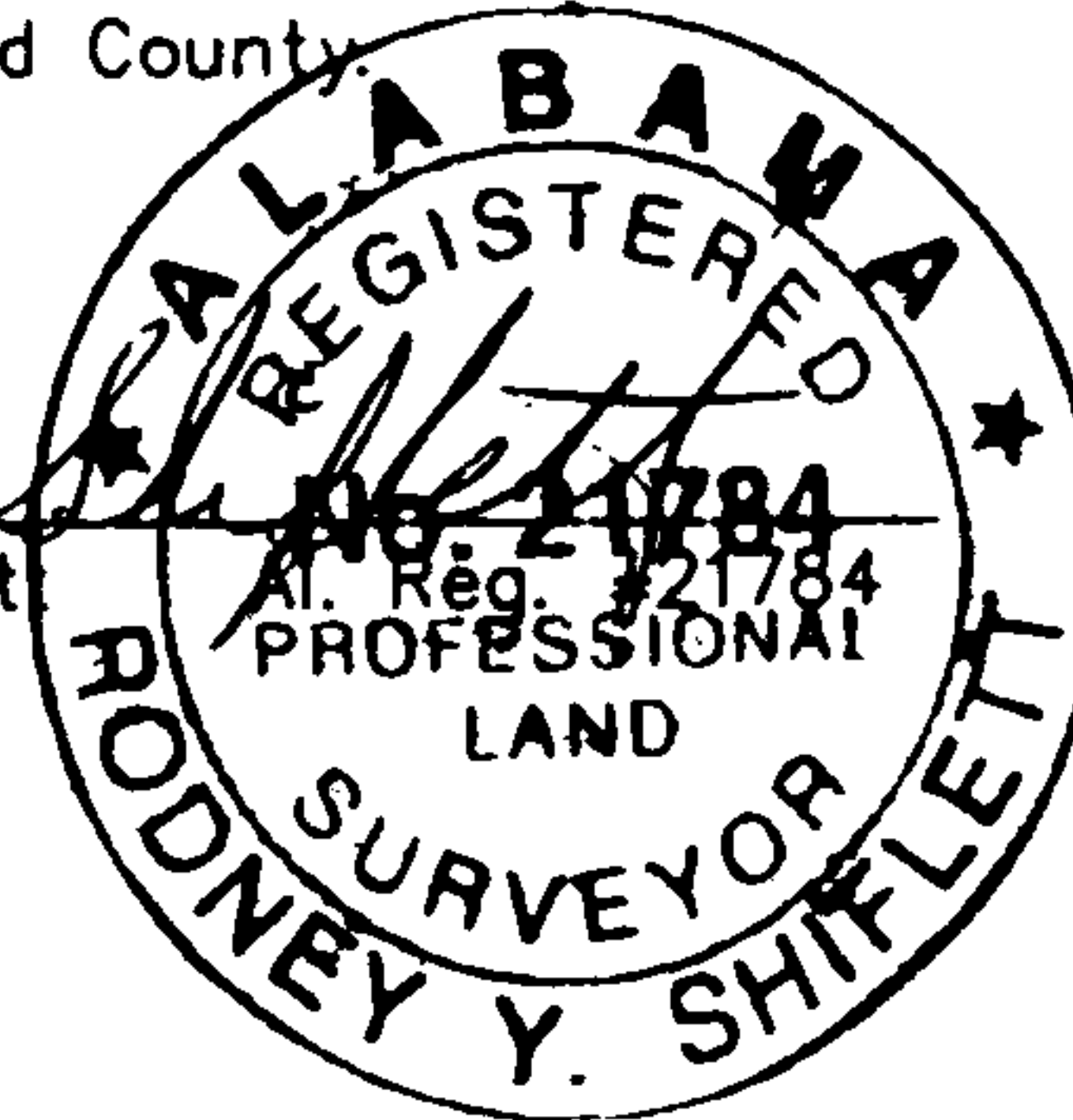
I further certify that I have consulted the Federal Insurance Rate Map (F.I.R.M.) Community Panel #010191 0075 B, Zone 'C', dated September 16, 1982, and found that the above described Parcel does not lie in a Flood Hazard Zone.

NOTE:

This Parcel shown and described herein may be subject to setbacks, easements, zoning and restrictions that may be found in the Probate Office of said County.

According to my survey of July 21, 2006

Rodney Y. Shiflett



JOB NO. 06509

ADDRESS

DATE 7/21/06 SCALE 1" = 100'

DRAWN BY H. LETTS CHECK BY R.Y.S.

RODNEY SHIFLETT SURVEYING

P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298

Shelby County, AL 09/13/2007
State of Alabama

Deed Tax: \$10.00

