

This instrument prepared by:  
Jeff G. Underwood, Attorney  
Sirote & Permutt P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205

Send Tax Notice to:  
Robert L. Coker Jr.  
Tami L. Coker  
7512 Hwy. 55  
Wilsonville, AL 35186

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One-million four-hundred seventy-five thousand Dollars (\$1,475,000.00) to the undersigned, Countrywide Home Loans, Inc., a corporation, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Robert L. Coker Jr., and Tami L. Coker, <sup>\*\*</sup>(herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

**See Exhibit "A" Legal Description**

**\*\* as joint tenants with rights of survivorship**

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Book 103 Page 182.
4. Easement/right-of-way to Shelby County as recorded in Book 147 Page 571; Volume 147, Page 504, 505, 507 and 509.
5. Easement/right-of-way to Alabama Power Company as recorded in Book 273 Page 189; Deed Book 124, Page 543 and 544.
6. Mineral and mining rights as recorded in Book 256 Page 308.
7. Annexation Ordinance in Instrument #20070412000171070
8. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20071017000483600, in the Probate Office of Shelby County, Alabama.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 24<sup>th</sup> day of March, 2008.

Countrywide Home Loans, Inc.

By: 

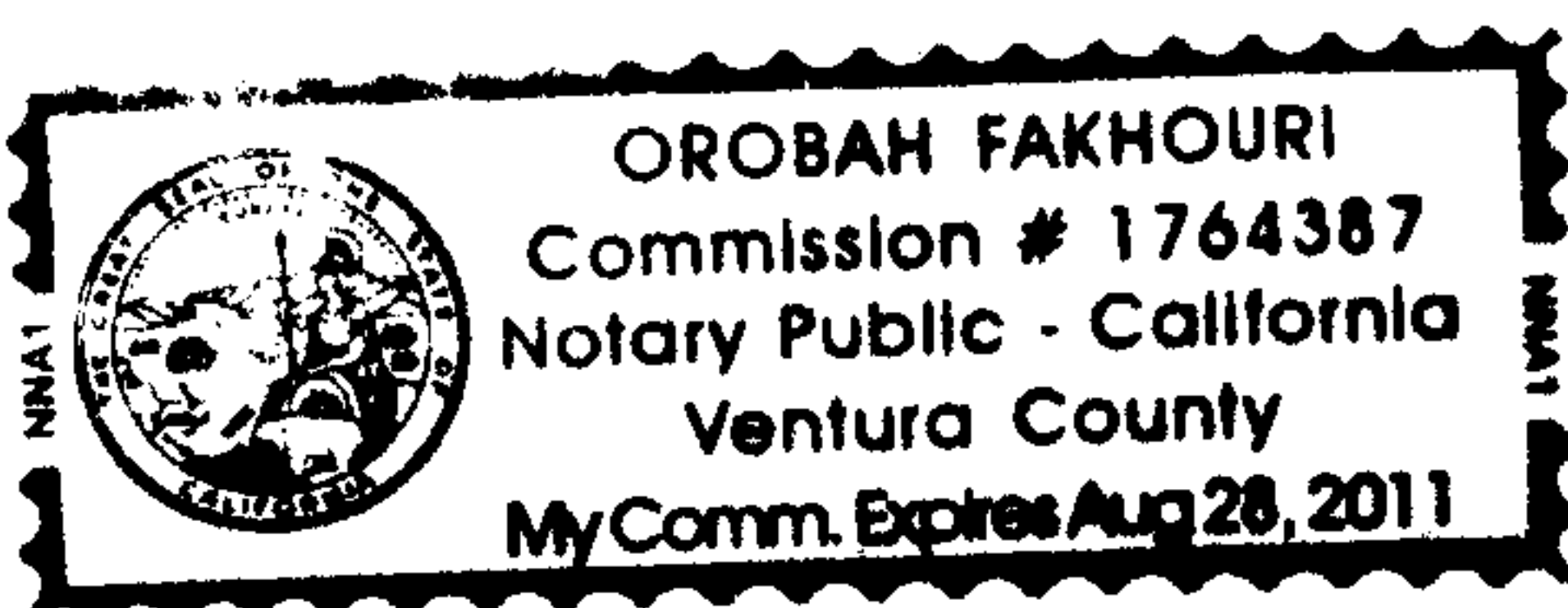
Its Asst. Secretary, Chan Many-Goldfarb

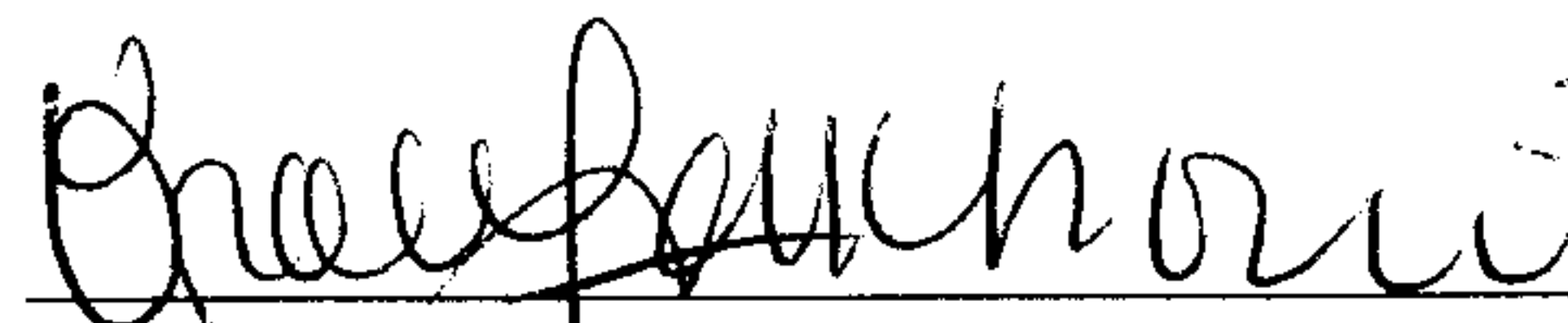
STATE OF CALIFORNIA

COUNTY OF VENTURA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chan Many-Goldfarb whose name as Asst. Secretary of Countrywide Home Loans, Inc., a corporation, 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 the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 24 day of March, 2008.




  
NOTARY PUBLIC  
My Commission expires: 08/28/2011  
AFFIX SEAL

2007-002738

Shelby County, AL 04/07/2008  
State of Alabama

Deed Tax: \$1475.00

  
20080407000138730 2/3 \$1492.00  
Shelby Cnty Judge of Probate, AL  
04/07/2008 09:27:49AM FILED/CERT



### Exhibit "A" Legal Description

Commence at the Northeast corner of the Southeast quarter of the Southwest quarter of Section 33, Township 19 South, Range 1 East, Shelby County, Alabama, and run thence N 87 degrees 20 minutes 48 seconds W along the North line of said quarter-quarter a distance of 1195.86 feet to a found rebar corner on the Southeast margin of Shelby County Highway No. 55; thence run S 25 degrees 51 minutes 11 seconds W along said margin of said highway 267.52 feet to a point; thence run S 28 degrees 27 minutes 23 seconds W 180.97 feet to a point; thence run S 28 degrees 24 minutes 26 seconds W 291.78 feet to a point; thence run S 29 degrees 22 minutes 31 seconds W 66.27 feet to set rebar corner; thence run S 40 degrees 16 minutes 12 seconds E 614.17 feet to a set rebar corner; thence run S 71 degrees 43 seconds 28 minutes E 634.95 feet to a set rebar corner; thence run S 44 degrees 47 minutes 35 seconds E 264.40 feet to set rebar corner; thence run S 30 degrees 29 minutes 59 seconds E 141.74 feet to a set rebar corner; thence run S 12 degrees 48 minutes 47 seconds E 287.37 feet to a set rebar corner; thence run S 31 degrees 01 minutes 51 seconds W 193.09 feet to a set rebar corner; thence run S 61 degrees 57 minutes 20 seconds W 590.25 feet to a set rebar corner; thence run N 54 degrees 07 minutes 07 seconds W a distance of 814.65 feet to a set rebar corner; thence run N 59 degrees 12 minutes 06 seconds W 587.71 feet to a set rebar on the Southeasterly margin of Shelby County Highway No. 55; thence run N 20 degrees 19 minutes 13 seconds E along said margin of said highway 283.14 to a point; thence run N 26 degrees 07 minutes 16 seconds E along said margin 225.52 feet to a point; thence run N 30 degrees 43 minutes 06 seconds E along said margin of highway 55 a distance of 378.53 feet to a point; thence run N 29 degrees 22 minutes 31 seconds E along said margin 147.87 feet to a Point of Beginning. Less and except any portion of subject property lying within a road right of way.



20080407000138730 3/3 \$1492.00  
Shelby Cnty Judge of Probate, AL  
04/07/2008 09:27:49AM FILED/CERT