


Deed Tax: \$1.00

WARRANTY DEED


20080818000331310 1/6 \$27.00
Shelby Cnty Judge of Probate, AL
08/18/2008 12:45:46PM FILED/CERT

STATE OF ALABAMA }
 }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

1000⁰⁰ - W

That in consideration of Five Hundred and No/ 100 (\$500.00) Dollars cash to the undersigned GRANTOR (whether one or more) , in hand paid by the GRANTEE herein, the receipt ehereof is acknowledged, We, Perry E. Cox, Sr.; and Perry E. Cox, Jr., (herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto COUNTRY HILLS ESTATE, a General Partnership - Perry E. Cox, Sr. ; Perry E. Cox, Jr. (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama (the "Property"), to-wit:

LONG LEGAL see EXHIBIT 'A' Previously recorded in BOOK 355 PAGE 271-273

LONG LEGAL see EXHIBIT 'B' Previously recorded in INST. # 1995-35434

LONG LEGAL see EXHIBIT 'C' Previously recorded in INST. # 1993-04165

LONG LEGAL see EXHIBIT 'D' Previously recorded in BOOK 222 PAGE 733

The Northwest one-fourth of Northwest one-fourth (NW- 1/4 of NW-1/4) Section Thirty-Six (36), Township Eighteen (18) , Range One (1) East. Previously recorded in BOOK 301 PAGE 759-761 on July 23, 1990.

The Northeast one-fourth of Northwest one-fourth (NE-1/4 of NW-1/4) Section Thirty-Six (36), Township Eighteen (18), Range One (1) East. Previously recorded in BOOK 301 PAGE 762-764.

TO HAVE AND TO HOLD the Property to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee , his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereto set my (our) hand(s) and seal(s) this 18th day of August, 2008.

Perry E. Cox, Sr.
Perry E. Cox, Sr.

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Perry E. Cox, Jr.
Perry E. Cox, Jr.

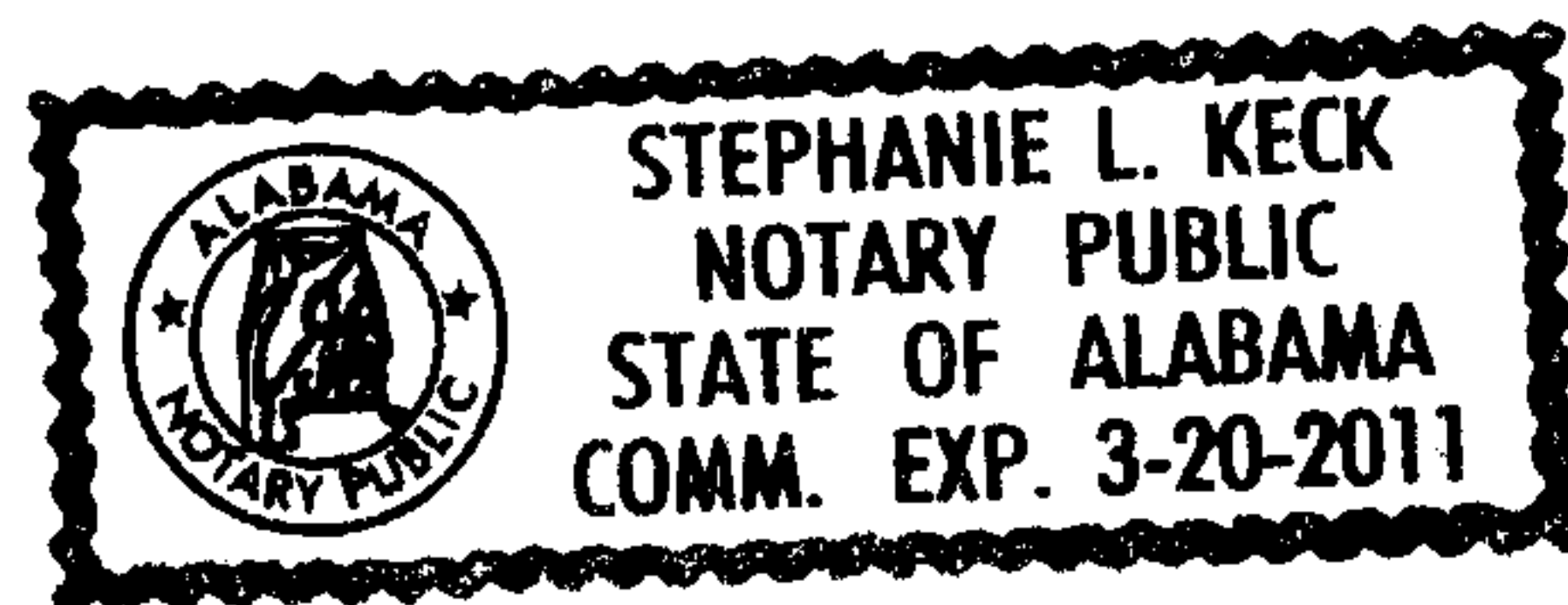
STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Stephanie Keck a Notary Public in and for said County, in said State, hereby certify that Perry E. Cox, Sr. and Perry E. Cox, Jr. whose names are signed to the foregoing conveyance, and who are is 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 18th day of Aug, 2008.

Stephanie L. Keck
Notary Public



"EXHIBIT A"

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PARCEL A

The NW 1/4 of the NE 1/4 of Section 36, Township 18 South, Range 1 East, Shelby County, Alabama.

This conveyance includes an easement for ingress and egress over and across existing road across SW 1/4 of the NE 1/4, Section 36, Township 18 South, Range 1 East, to Shelby County road #55.

PARCEL B

TRACT I: SW 1/4 of NE 1/4 of Section 36, Township 18 South, Range 1 East, Shelby County, Alabama.

TRACT II: A part of the NW 1/4/of SE 1/4 of Section 36, Township 18 South, Range 1 East, more particularly described as follows: Commencing at the N.E. corner of said 1/4-1/4 Section and run West 434 feet for point of beginning; thence continue West along North boundary of said 1/4-1/4 Section 600 feet; thence turn left 90 deg. and run South 160 feet; thence turn left 90 deg. and run East 400 feet; thence turn left and run northeasterly in a straight line 256.13 feet to point of beginning. Situated in Shelby County, Alabama.

PARCEL C

The SE 1/4 of NW 1/4 of Section 36, Township 18 South, Range 1 East, Shelby County, Alabama.

This conveyance includes an easements for ingress and egress over and across existing road across SW 1/4 of NE 1/4, Section 36, Township 18 South, Range 1 East, to Shelby County road #55.

SUBJECT TO : (1) Ad Valorem taxes for the current year.
(2) Rights of way of transmission lines of record.
(3) To easements for ingress and egress to lands East and West of the above described lands, along existing road through said land and rights of other parties to use of said easements.
(4) Fence Northwest of the Southeast side of Tract II as shown by survey of Artis D. Couquins dated June, 1980.

Exhibit 'B'

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Parcel I:

The west 9.90 acres of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$; Section 36, Township 18 Range 1 East, more particularly described as follows:

Begin at the northwest corner of said quarter-quarter Section and run east along the north line of said quarter-quarter Section a distance of 340.54 feet; thence turn right 89 degrees 09 minutes 04 seconds and run south a distance of 1284.45 feet to the south line of said quarter-quarter Section; thence turn right 90 degrees 08 minutes 26 seconds and run west along the south line of said quarter-quarter Section a distance 329.80 feet to the southwest corner of said quarter-quarter Section; thence turn right 89 degrees 23 minutes and run north along the west line of said quarter-quarter Section distance of 1288.73 feet to the point of beginning.

This conveyance includes an easement for ingress and egress over and across existing road across SW $\frac{1}{4}$ of NW $\frac{1}{4}$, SE $\frac{1}{4}$ of NW $\frac{1}{4}$, SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 36, Township 18 South, Range 1 East to Shelby County Road #55.

Parcel II:

The East 29.50 acres of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 36, Township 18, Range 1 East, more particularly described as follows: Begin at the northeast corner of said quarter-quarter section, and run west along the north line of said quarter-quarter Section a distance of 1021.63 feet; thence turn left 90 degrees 50 minutes 56 seconds and run south a distance of 1284.45 feet to the south line of said quarter-quarter Section; thence turn left 89 degrees 51 minutes 34 seconds and run east along the south line of said quarter-quarter Section a distance of 989.38 feet to the southeast corner of said quarter-quarter Section; thence turn left 88 degrees 41 minutes 35 seconds and run north along the east line of said quarter-quarter Section a distance of 1272.15 feet to the point of beginning.

This conveyance includes an easement for ingress and egress over and across existing road, across SW $\frac{1}{4}$ of NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 36, Township 18 South, Range 1 East to Shelby County Road #55.

Exhibit 'C'

Legal Description

Property situated partly in the NE1/4 of the SW1/4 and partly in the NW1/4 of the SE1/4 of Sec.36-T18S-R1E and being more particularly described as follows:

Commence at the NW Cor. of the NE1/4 of the SW1/4 of said section and run N89-30-00E along the north line of said 1/4-1/4 a distance of 1134.63 ft. to the point of beginning; thence, run N89-03-28E 185.14 feet; thence, run N89-25-43E 196.01 ft.;; thence, run S03-35-35W 173.98 ft.; thence, run N88-39-29E 48.37 ft.; thence, run S29-15-43W 200.67 ft.; thence, run S86-54-12E 268.90 ft. to the north side of Merryhill Farm Road; thence, run S63-22-09E 62.58 ft. to the south side of Merryhill Farm Road; thence, run S28-52-46W 1021.50 ft.; thence, run S86-39-43W 457.56 ft.; thence, run S89-48-21W 473.52 ft.; thence, run N00-57-00W 10.29 ft. to the centerline of Merryhill Farm Road; thence, run N89-48-21E along said centerline 247.94 ft.; thence, run S89-04-16E along said centerline 145.93 ft. to the PC of a curve to the left having a radius of 94.00 ft. and a delta of 69-04-00; thence, run along said curve 113.31 ft. to the PT of said curve; thence, run N21-51-44E along said centerline 50.75 ft. to a curve to the right having a radius of 566.69 ft. and a delta of 16-46-00; thence, run along said curve 165.83 ft. to the PT of said curve; thence, run N38-37-44E along said centerline 49.45 ft.; thence, run N43-19-03E along said centerline 303.71 ft.; thence, run N07-11-47W 176.62 ft.; thence, run N02-08-11W 615.81 ft. to the point of beginning.
Containing 13.48 acres.

EXHIBIT 'D'
LEGAL DESCRIPTION


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A part of the sel/4 of the NE 1/4 of section 36, Township 18 South, Range 1 East, and described as follows: Begin at the NW corner of said 1/4-1/4 section, thence North 87°48' East a distance of 356.70 feet; thence South 69°24' East a distance of 291.65 feet to the West right-of-way line of Highway #55; thence South 22°04' West along said right-of-way a distance of 803.95 feet to the point of a curve to the right having a central angle of 23°48' , a radius of 1287.73 feet; thence along the arc of said curve a distance of 534.91 feet to the West line of said 1/4-1/4 Section; thence North 1°23' East along said West line a distance of 1274.79 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to easements and restrictions of record; and current state, county and city taxes.