

This instrument prepared by:  
John H. Henson  
4746-E Highway 280  
Riverhills Shopping Center  
Birmingham, AL 35242

SEND TAX NOTICE TO:  
Michael Drew Cooper  
Alisha A. Taylor  
1241 Creswell Rd.  
Harpersville, Alabama 35078

  
20091012000385050 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
10/12/2009 12:28:46 PM FILED/CERT

## WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of **Seventy One Thousand Five Hundred dollars and Zero cents ( \$71,500.00 )** paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **Mary Wallace, a single woman**, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Michael Drew Cooper and Alisha A. Taylor as joint tenants with rights of survivorship** (hereinafter Grantees), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

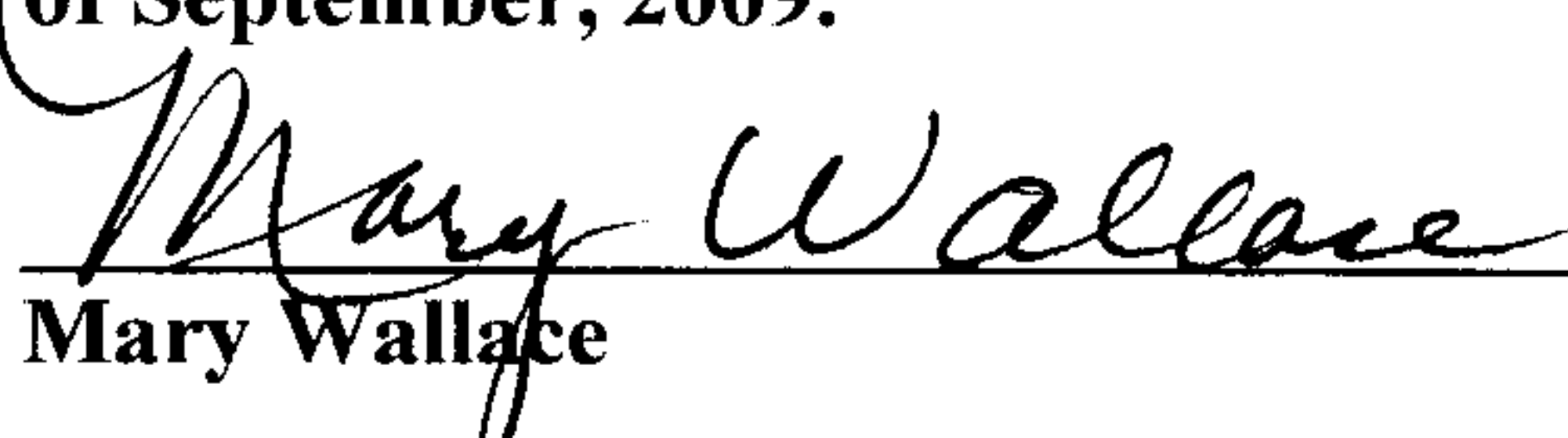
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$72,959.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on **25th day of September, 2009**.

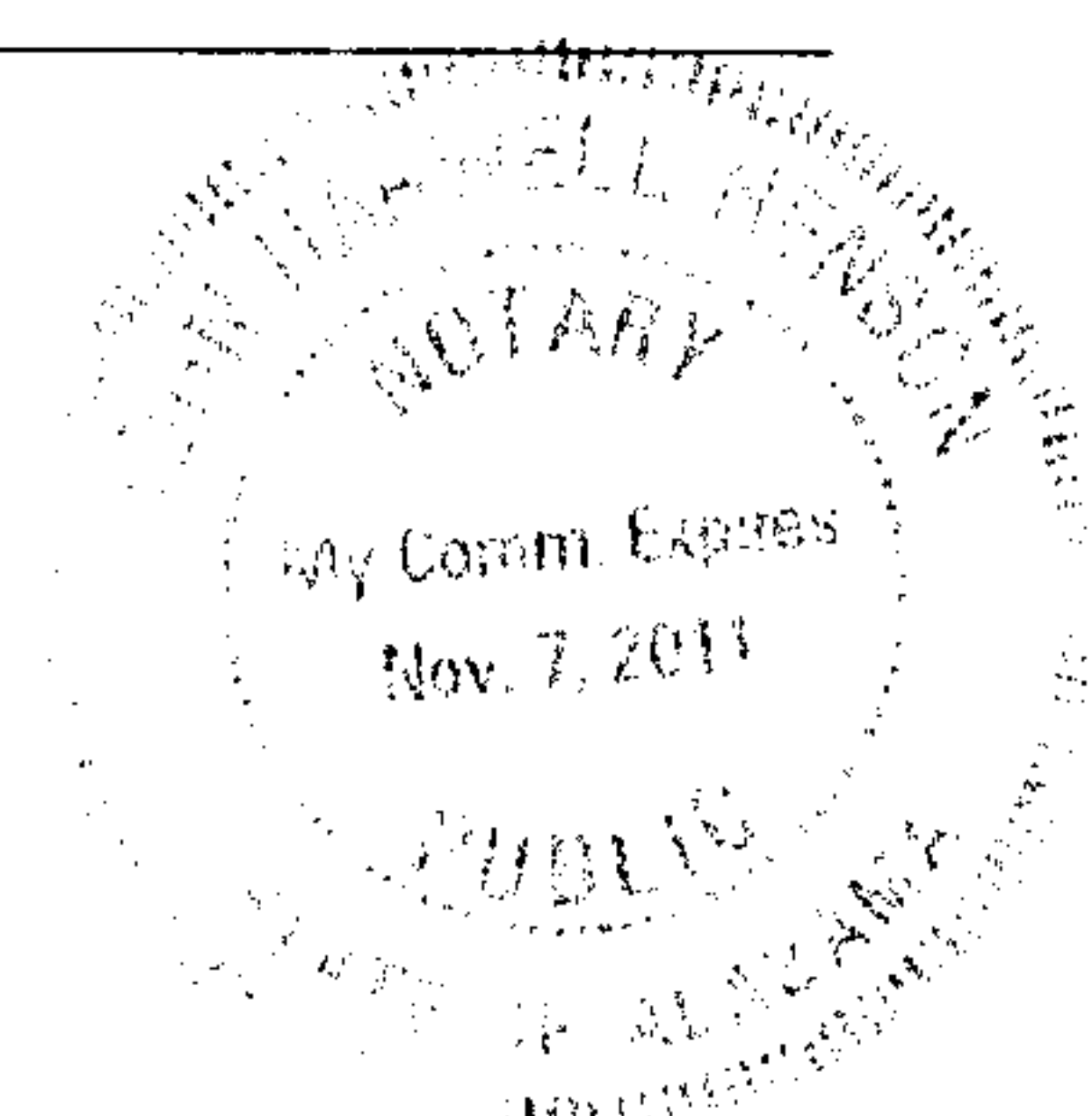
  
Mary Wallace

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mary Wallace** whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on **25th day of September, 2009**.

Notary Public  
Commission Expires:



FILE NO: 292043



## EXHIBIT "A"

From a 2" flat bar accepted as the SW corner of the NE  $\frac{1}{4}$  - SE  $\frac{1}{4}$  , Section 1, Township 20 South, Range 2 East, being the point of beginning of herein described parcel of land; run thence East along the accepted South boundary of said NE  $\frac{1}{4}$  - SE  $\frac{1}{4}$  a distance of 64.31 feet to a  $\frac{1}{2}$ " rebar on the West boundary of Croswell Road (80' ROW); said point being 1264.85 feet West of a 4"x4" concrete monument accepted as the SE corner of said NE  $\frac{1}{4}$  - SE  $\frac{1}{4}$  ; thence turn  $91^{\circ}44'52''$  left and run 759.42 feet along said road boundary to a  $\frac{1}{2}$  " pipe; thence turn  $91^{\circ}20'12''$  left and run 84.11 feet to a  $\frac{3}{4}$  " pipe on the accepted West boundary of said NE  $\frac{1}{4}$  - SE  $\frac{1}{4}$ , said point being 564.33 feet South of a  $\frac{1}{2}$  " pipe accepted as the NW corner of said NE  $\frac{1}{4}$  - SE  $\frac{1}{4}$  ; thence turn  $90^{\circ}10'03''$  left and run 754.77 feet to the point of beginning of herein described parcel of land, in the NE  $\frac{1}{4}$  - SE  $\frac{1}{4}$  of Section 1, Township 20 South, Range 2 East, Shelby County, Alabama.



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