

Assessed value 2009 \$13,140.00

THIS INSTRUMENT WAS PREPARED BY: **SEND TAX NOTICE TO:**
JOHN A. McBRAYER TIMOTHY COOPER
3110 CUMMINS ST. 4209 HWY 30
PELHAM,AL 35124 WILSONVILLE, AL 35186

WARRANTY DEED

20091223000468180 1/1 \$24.50
Shelby Cnty Judge of Probate, AL
12/23/2009 11:15:37 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY) **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **Ten Dollars (\$10.00)** and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Terry Jean Cooper as Personal Representative of The Estate of Kenneth Maru Cooper**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, **TIMOTHY COOPER**, herein referred to as grantee, whether one or more), all right, title, and interest to the following described real estate situated in Shelby County, Alabama, to-wit:

From the SW corner of the NW 1/4 of the SE 1/4 of Section 11, Township 20 South, Range 3 West, run north along the quarter section line a distance of 473.87 feet to the point of beginning of the tract herein conveyed. From said point of beginning turn an angle to the right of 91° 17' 14" and run a distance of 1,323.33 feet, thence turn left and run North along the quarter-quarter section line 390 feet more or less until it intersects with the SW right of way line of Bearden Road, thence turn right and run in a Southeasterly direction along the Southwest right of way line of Bearden Road a distance of 100 feet to a point; thence turn an angle to the right of 219° 38' 57" and run a distance of 358.45 feet to a point; thence turn an angle to the right of 262° 50' 47" and run 1,323.33 feet to a point on the quarter section line which point is 423.87 feet north of the SW corner of NW 1/4 of SE 1/4 of said section 11, then turn north and run along the quarter section line a distance of 50 feet to the point of beginning. Containing 1.78 acres and being in Shelby County, Alabama.

NOTE: The legal description set out herein were furnished to preparer by the grantor herein without the benefit of survey or title search.

TO HAVE AND TO HOLD unto the GRANTEE forever.

And I do for myself and for my heirs, executors, and administrators, covenant with the said grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the GRANTEE, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 16 day of December, 2009.

Terry Jean Coker
TERRY JEAN COKER, Personal Representative, KENNETH MARU COOPER ESTATE

STATE OF ALABAMA)
COUNTY OF SHELBY)

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

Given under my hand and official seal this 16th day of DECEMBER, 2009.

Notary Public
Notary Public
my commission expires: 9/8/12