This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr.,
LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Ken Coker

500 Foothills Ledge

Chalsea, AL 38043

20140114000013510 1/2 \$165.00 Shelby Cnty Judge of Probate, AL

01/14/2014 12:21:45 PM FILED/CERT

Warranty Deed

STATE OF ALABAMA)

(NOW ALL MEN BY THESE PRESENTS SHELBY COUNTY)

That in consideration of \$147,950.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Ray Howard a _______, man and Raymond D. Vick a _______, man and Raymond D. Vick a _______. Man, whose mailing address is _______ (herein referred to as grantor, whether one or

more), grant, bargain, sell and convey unto Ken Coker, whose mailing address is

500 for this Lege. Oxolseo, At 35043 (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is U.S. Highway 280, Westover, AL 35186; to-wit:

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

This does not constitue the homestead property of the Grantors or thier spouses Subject to ad valorem taxes for the current year and subsequent years.

Subject to restrictions, reservations, conditions, and easements of record.

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to 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 the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from encumbrances, unless otherwise noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$_____ of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Ray Howard a morried ,man and Raymond D. Vick a Man has/have hereunto set his/her/their hand(s) and seal(s), this 27th day of December, 2013.

<u>Raymonel</u>

Ray Howard

State of Alabama Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Ray Howard and Raymond D. Vick, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, They executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 27th day of December, 2013.

Notary Public Commission Expires: 3 5 1

S13-2813

Shelby County, AL 01/14/2014 State of Alabama Deed Tax:\$148.00

EXHIBIT "A" Legal Description

A part of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama, described as follows:

Begin at a 4"x 6" Concrete Monument at the Northwest corner of said West 1/2 of the Northeast 1/4 of the Northeast 1/4 (Alabama State Plane NAD 83 West Zone N 1,222,432.94, E 2,267,165.28); thence South 00 degrees 21 minutes 25 seconds West along the West boundary of said West 1/2 of the Northeast 1/4 of the Northeast 1/4, along a State Plane Bearing 726.14 feet to the Northwest right-of-way of Alabama Highway 280; thence North 71 degrees 11 minutes 12 seconds East along said right-of-way, 517.24 feet; thence North 00 degrees 06 minutes 23 seconds East, 356.63 feet; thence South 89 degrees 08 minutes 31 seconds West, 87.11 feet; thence North 00 degrees 21 minutes 25 seconds East, 210.00 feet to the North boundary of said West 1/2 of the Northeast 1/4 of the Northeast 1/4; thence South 89 degrees 08 minutes 31 seconds West along said North boundary, 400.00 feet to the point of beginning.

Less and except, a right of way described as follows: Commence at the Northwest corner of the above said West 1/2 of the Northeast 1/4 of the Northeast 1/4 for the point of beginning; thence East 200.0 feet; thence South for 25.0 feet; thence West for 200.0 feet; thence North 25.0 feet to the point of beginning.

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