

This instrument was prepared by

(Name) R. M. Montgomery <sup>5731</sup>

(Address) 528 North 20th Street

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred and No/100 (\$100.00)-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**Frank E. Cox and wife Alma Mae Cox**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Montcreek Land Company, a corporation**

(herein referred to as grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Part of the NW 1/4 of the NE 1/4 of Section 27, Township 20 South, Range 3 West, situated in Shelby County, Alabama, more particularly described as follows: Begin at the SE corner of the said 1/4-1/4 Section; thence North and along the East line of said 1/4-1/4 Section for a distance of 140 yards; thence West and parallel to the South line of said 1/4-1/4 Section for a distance of 350 yards; thence South, parallel to the East line of said 1/4-1/4 Section for a distance of 140 yards to a point on the South line of said 1/4-1/4 Section; thence East and along South line of said 1/4-1/4 Section for a distance of 350 yards to the point of beginning.

Said property is conveyed subject to Advalorem Taxes due October 1, 1972.

19711103000046790 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
11/03/1971 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD 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 hereunto set my (our) hand(s) and seal(s) this 1st day of November, 1971.

(SEAL)

Frank E. Cox  
Frank E. Cox

(SEAL)

(SEAL)

Alma Mae Cox  
Alma Mae Cox

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA  
INSTRUMENT NO. 19711103000046790  
FILED IN NOV 3 1971  
U.C.C. FILE NUMBER 00  
C.B.X. & PAGE AS SHOWN ABOVE  
Consolidated Title Co.  
NOTARY PUBLIC

BOOK 270 PAGE 834

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, the undersigned at Montcreek in said State, hereby certify that **Frank E. Cox and wife Alma Mae Cox** a Notary Public in and for said County,

whose name(s) are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of November, A.D. 1971.

Ral Allen  
Notary Public State of Ala