

This instrument was prepared by:

WILLIAM PATRICK COCKRELL
ATTORNEY AT LAW
(Name)

2 OFFICE PARK CIRCLE, SUITE 105
BIRMINGHAM, ALABAMA 35223
(Address)

Send tax notice to:

JAMES L. KING and
ROSE MARIE KING
(Name)

1156 WILLOW CREEK COURT
ALABASTER, ALABAMA 35007
(Address)

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTEEN THOUSAND DOLLARS (\$115,000.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, We, SHARON COX AND G. LAYTON COX, HUSBAND AND WIFE (herein referred to as Grantors) do, grant, bargain, sell and convey unto JAMES L. KING AND ROSE MARIE KING, HUSBAND AND WIFE, (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 54, ACCORDING TO THE SURVEY OF WILLOW CREEK, PHASE TWO, AS RECORDED IN MAP BOOK 9, PAGE 102 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

NOTE: A Purchase Money Mortgage in the amount of \$ 0 dollars is recorded simultaneously herewith.

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COUNTY OF SHELBY

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

And We do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, 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 we have a good right to sell and convey the same as aforesaid; that we will and 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 11 day of JUNE, 2004.

x G. Layton Cox (Seal)

x Sharon Cox (Seal)

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COUNTY OF SHELBY

General Acknowledgment

I, William Patrick Cockrell, a Notary Public in and for said County in said State, hereby certify that G. LAYTON COX AND SHARON COX, HUSBAND AND WIFE, whose names 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 the 11 day of June 2004



Notary Public

Return to: William Patrick Cockrell Attorney At Law



TO

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA
COUNTY OF SHELBY

Recording Fee \$

Deed tax \$