20060725000357290 1/1 $22.50
Shelby Cnty Judge of Probate, AL
07/25/2006 09:23:53AM FILED/CERT

Shelby County, AL 07/25/2006
State of Alabama

Deed Tax:$11.50

This instrument was prepared by

(Name) DAVID F. OVSON, LLC

(Address) 1130 South 22nd Street
Birmingham, Alabama 35205

Send Tax Notice To: Scott Mounce
name
118 Lenox Drive
address
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED TWENTY SIX THOUSAND AND NO/100---------- DOLLARS($226,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
William C. Cook and wife, Wendy T. Cook

(herein referred to as grantors) do grant, bargain, sell and convey unto Scott Mounce and wife, Tina Mounce

(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 38, according to the Survey of Lenox Place Phase One, as recorded in Map Book 19, page 44 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
1. Ad valorem taxes for the year 2006, which are a lien, but not yet due and payable until October 1, 2006.
2. Easements, rights-of-ways, restrictions, conditions and covenants of record.

$214,700.00 of the purchase price recited herein was derived from mortgage loans closed simultaneously herewith.

TO HAVE AND TO HOLD Unto 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 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.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 12th day of July, 2006.

_____ (Seal) William C. Cook (Seal)

_____ (Seal) Wendy T. Cook (Seal)

_____ (Seal) _____ (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, David F. Ovson, a Notary Public in and for said County, in said State, hereby certify that William C. Cook and wife, Wendy T. Cook 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 12th day of July A.D., 2006

David F. Ovson
Notary Public