

RO008-2753

\* Consideration: \$40,000.00  
\$40,000.00 of the  
consideration stated  
herein was derived  
from a mortgage loan  
closed simultaneously  
herewith.

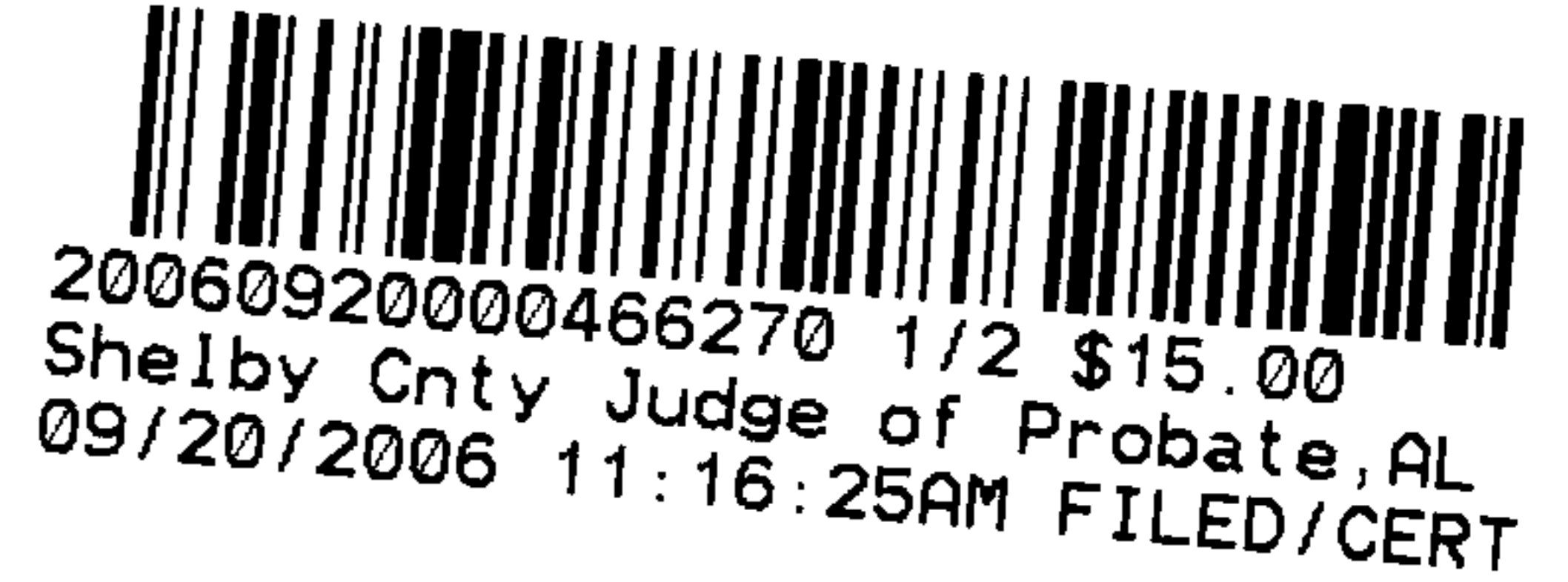
(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

Jon M. Turner, Jr.  
TURNER & ASSOCIATES, LLC  
Attorneys at Law  
2101 Highland Avenue, Suite 200  
Birmingham, Alabama 35205

SEND TAX NOTICE TO:

KEVIN R. FOX  
5125 SKYLARK DRIVE  
BIRMINGHAM, ALABAMA 35242



STATE OF ALABAMA)  
COUNTY OF SHELBY)

**WARRANTY DEED**  
**JOINTLY WITH RIGHT OF SURVIVORSHIP**

**Know All Men by These Presents:** That in consideration of **ONE THOUSAND AND NO/100 (\$1,000.00) DOLLARS** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I (we), **KEVIN R. FOX AND EMMA C. FOX, HUSBAND AND WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **KEVIN R. FOX AND EMMA C. FOX, HUSBAND AND WIFE** (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**LOT 7, ACCORDING TO THE SURVEY OF MEADOW BROOK, 9<sup>TH</sup> SECTOR, AS RECORDED IN MAP BOOK 8, PAGE 150, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**


SUBJECT TO:


1. Subject to the taxes for the year beginning October 1, 2005, which constitutes a lien, but are not yet due and payable until October 1, 2006.
2. All easements, restrictions, covenants and right of ways of record.

**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, 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 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **KEVIN R. FOX AND EMMA C. FOX, HUSBAND AND WIFE** have hereunto set their signature and seal, this the **30TH** day of **AUGUST, 2006**.

  
\_\_\_\_\_  
KEVIN R. FOX

  
\_\_\_\_\_  
EMMA C. FOX

STATE OF ALABAMA                    )


COUNTY OF JEFFERSON                )

I, the undersigned, a Notary Public, in and for said County, hereby certify that **KEVIN R. FOX AND EMMA C. FOX, 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 seal on this the **30TH** day of **AUGUST, 2006**.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 04/23/08

  
20060920000466270 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
09/20/2006 11:16:25AM FILED/CERT