

THIS INSTRUMENT PREPARED BY:  
THOMAS L. FOSTER, ATTORNEY  
1201 NORTH 19<sup>TH</sup> STREET  
BIRMINGHAM, AL 35234

SEND TAX NOTICE TO:  
Ricky L. Cox & Virginia Cox  
920 Daventry Trail  
Calera, AL 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA ) KNOW ALL MEN BY THESE PRESENTS,  
JEFFERSON COUNTY )

That in consideration of ---One Hundred Twenty Nine Thousand and 00/100---(\$129,000.00)  
DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof  
is acknowledged, I/we,

Ewana Davis, unmarried, by & through her Attorney-in-Fact, Fred Heflin  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Ricky L. Cox and Virginia Cox, both unmarried

(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-A, according to the Survey of Resurvey of Lots 37 and 38 of Daventry  
Sector II, Phase II, as recorded in Map Book 31, page 19, Shelby County,  
Alabama Records.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

\$103,000.00 of the consideration recited above was paid from a mortgage loan  
executed simultaneously herewith.

Shelby County, AL 10/27/2009  
State of Alabama  
Deed Tax : \$26.00

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 (I) have hereunto set our (my) hands and seals this 16th  
day of October, 2009.

*Ewana Davis, By Fred Heflin  
Her Attorney-in-Fact*

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Ewana Davis, by Fred Heflin,  
her Attorney-in-Fact

(Seal)

(Seal)

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Ewana Davis, unmarried, by & through Fred Heflin, her Attorney-in-Fact  
whose name(s) is/are signed to the foregoing conveyance and who is/are known to me acknowledged  
before me that being informed of the contents of the conveyance, he/she/they executed the same  
voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of October, 2009.

NOTARY PUBLIC

