

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Ocie W. Speer III
707 Paradise Point Dr
Columbiana, Ala 35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five Thousand Dollars and NO/100----- (\$ 5,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Ronald Keith Cox, a single man (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Ocie W. Speer, III (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 7, according the survey of paradise Point, Sector One – A, as recorded in Map Book 12, page 56, in the Probate Office of Shelby County, Alabama.
Situating in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2010.
2. Easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the homestead of the Grantors.

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 the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21st day of ^{April}~~March~~, 2010.

Ronald Keith Cox
Ronald Keith Cox


STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Ronald Keith Cox**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of March, 2010.

[Signature]
Notary Public
My Commission Expires: 10-16-12

Shelby County, AL 04/28/2010
State of Alabama
Deed Tax : \$5.00


20100428000129450 1/1 \$16.00
Shelby Cnty Judge of Probate, AL
04/28/2010 11:43:47 AM FILED/CERT