

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama }
Jefferson COUNTY } Know All Men By These Presents,

That in consideration of Forty-Three Thousand and no/100-----DOLLARS

See Mtg 356-657

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,
Christopher C. Collins and wife, Margaret B. Collins

(herein referred to as grantors) do grant, bargain, sell and convey unto

Bruce William Cox and wife, Brenda W. Cox

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

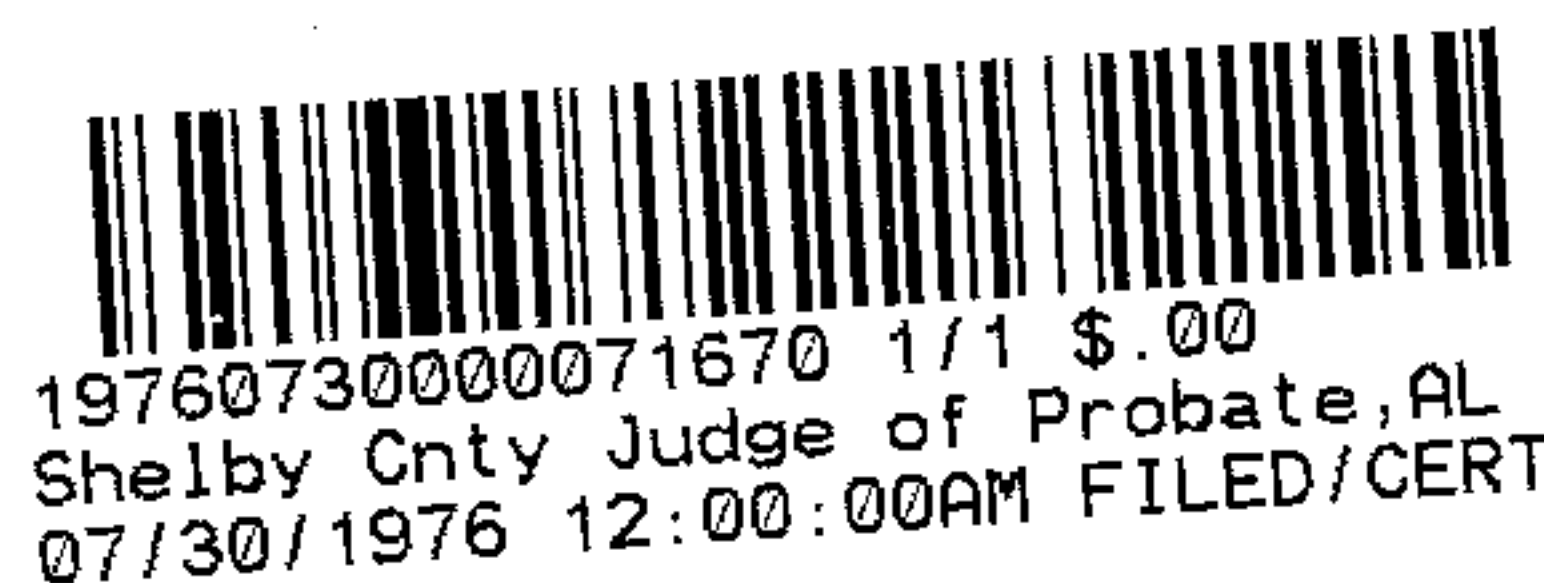
Lot 71, Block 1, according to the map and survey of Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, Page 107, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to:

1. Current taxes.
2. Thirty-five foot building line as shown by recorded plat.
3. Restrictions as recorded in Misc. Volume 2, Page 224, in the Probate Office of Shelby County, Alabama.
4. Right of Way to Alabama Power Company and Southern Bell Telephone & Telegraph Company as recorded in Volume 277, Page 640, in the said Probate Office.
5. Easement over the Southerly 75 feet of subject property as shown by recorded plat.

\$40,850.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 300 PAGE 122



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 JUL 30 AM 8:51
Deed Jct 2150
Corley & Halbrooks
JUDGE OF PROBATE

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And X(we) do, for ~~XXXXX~~(ourselves) and for ~~XX~~(our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXX~~(we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that X(we) have a good right to sell and convey the same as aforesaid; that X(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 hands and seals, this 28th day of July, 19 76

WITNESS:

State of Alabama }
Jefferson COUNTY } General Acknowledgement

Christopher C. Collins
Christopher C. Collins

Margaret B. Collins
Margaret B. Collins

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher C. Collins and wife, Margaret B. Collins 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 28th day of July, A. D., 19 76.

William A. Halbrooks
Notary Public