

This instrument was prepared by

(Name) WILLIAM J. WYNN, ATTORNEY AT LAW 164

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Shelby Cnty Judge of Probate, AL
10/03/1980 00:00:00 FILED/CERTIFIED

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIFTY-THREE THOUSAND FIVE HUNDRED FORTY-THREE AND 74/100 DOLLARS (\$44,593.74 of the above consideration being in the form of a mortgage assumed).

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Robert C. Cox, an unmarried man, and Robbie A. Cox, an unmarried woman,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

F.S.M. & E. , a partnership

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 3, Block 1, according to the map and survey of Fernwood, Fourth Sector, as recorded in Map Book 7, Page 96, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1980 and thereafter.
2. Building lines, easements, rights of way and restrictions of record.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as recorded in Volume 48, Page 461, in the Probate Office of Jefferson County, Alabama.
4. Mortgage to Jackson Company, as recorded in Volume 389, Page 877, in the Probate Office of Shelby County, Alabama, and transferred to Federal National Mortgage Association, as recorded in Misc. Volume 30, Page 283, in said Probate Office, which Grantees assume and agree to pay.

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, 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 hands(s) and seal(s), this 30th day of September, 1980.

Recd TAX 9.00 STATE OF ALA. SHELBY CO.
I CERTIFY THIS
1.50
100
11/9/80 OCT -3 AM 10:32
see lly 389-877

Robert C. Cox
ROBERT C. COX
Robbie A. Cox
ROBBIE A. COX

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Robert C. Cox, an unmarried man, and Robbie A. Cox, an unmarried woman, 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 30th day of September, A. D., 1980.

W. J. Wynn

Notary Public