

is instrument was prepared by

(name) J. M. Keel (J. M. Keel & Associates) 358 500

(address) 1602 Third Avenue North, Birmingham, Alabama 35203

Form 1-1-5 Rev. 1-86  
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION Birmingham, Alabama

STATE OF ALABAMA  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

19810114000004300 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
01/14/1981 00:00:00 FILED/CERTIFIED

That in consideration of Ten dollars and no/100- -- DOLLARS

the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Frank E. Cox and wife Alma Mae Rocker Cox.

herein referred to as grantors) do grant, bargain, sell and convey unto John W. Cox, and wife Iris Kate Cox, and Johnny L. Cox. Son.

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: BLOCK NO. 3

Part of the SE 1/4 of the NW 1/4 and part of the NE 1/4 of the SW 1/4 of Section 22, Township 20 South, Range 3 West in Shelby County, Alabama and being more particularly described as follows:

Commence at the southeast corner of the SE 1/4 of the NW 1/4 of Section 22, Township 20 South, Range 3 West, thence run north along the east line of said 1/4-1/4 section for 30.19 feet to a point on an accepted fence line between the Buck Cox Property and a subdivision now in progress; thence 88° 30' 25" left and run west along said old fence line a distance of 652.44 feet to an old iron pin found in place, said point being the point of beginning; thence 90° 58' 17" left and run south for a distance of 517.70 feet; thence 88° 31' 53" right and run westerly for 264.70 feet; thence 120° 18' 01" right and run northeasterly for 114.31 feet; thence 36° 06' left and run northwesterly for 277.55 feet; thence 65° 55' right and run northeasterly for 286.42 feet to the point of beginning. Said tract contains 2.3778 acres and is shown as Block No. 3.

Also a 40 foot wide easement for ingress and egress running from the above described property to Roy Drive (formerly known as Drag Strip Road), as shown on a map titled "Boundary Survey of Frank E. "Buck" Cox Property, Town of Helena, Shelby County, Alabama by J. M. Keel & Associates, Engineers and Surveyors, dated August 1, 1979."

It is expressly understood that the grantors herein or the survivor of the two reserve a life estate in the above described land.

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 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 hand(s) and seal(s), this 13th day of January, 1981

WITNESS: STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED 1981 JAN 14 AM 9:39  
Frank E. Cox (Seal) Alma Mae Cox (Seal)

STATE OF ALABAMA  
SHELBY COUNTY } General Acknowledgment

I, Richard C. Shuleva, a Notary Public in and for said County, in said State, hereby certify that Frank E. Cox and wife, Alma Mae Cox whose name 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 13th day of January, A. D., 1981  
Richard C. Shuleva Notary Public