

State of Alabama

JEFFERSON

COUNTY

Know All Men By These Presents,

That in consideration of Thirty six Thousand dollars and the execution of a ~~DOLLARS~~ promissory note in the amount of twenty thousand dollars and the mortgage below to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is

acknowledged we, Phillip V. DeStafino and wife Sonya K. DeStafino
(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert F. Cox III and wife Virginia H. 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:

Commence at the Southeast corner of the SW 1/4 of the NW 1/4 of Section 10 Township 19 South, Range 1 West; thence run West along the South line of said 1/4-1/4 section a distance of 642.21 feet to the center of a county gravel road, known as the Dunnavant Road; thence turn an angle of 118 degrees 23 minutes to the right and run a distance of 118.79 feet; thence turn an angle of 12 degrees 05 minutes to the right and run a distance of 324.13 feet to the point of beginning; thence turn an angle of 69 degrees 42 minutes 44 seconds to the right and run a distance of 500.00 feet; thence turn an angle of 90 degrees 01 minutes 28 seconds to the left and run a distance 268.14 feet; thence turn an angle of 101 degrees 16 minutes 16 seconds to the left and run a distance 503.00 feet; thence turn an angle of 76 degrees 28 minutes to the left and run a distance of 169.75 feet to the point of beginning. Situated in the NW 1/4 of section 10, Township 19 South, Range 1 West Shelby County, Alabama.

Subject of easements, restrictions and rights of way of record,

Grantees specifically agree to assume and pay that certain mortgage executed by Phillip V. DeStafino and Sonya K. DeStafino to First Alabama Bank of Birmingham filed for record 10-8-81 at 9:27 a.m. and recorded in Mortgage Book 416, page 98 in the Probate Office of Shelby County, Alabama

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 ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~I~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 and seals, this 30th day of December, 19 81.

WITNESS:

Henry E. Lagman

Phillip V. DeStafino
Phillip V. DeStafino and wife,

Sonya K. DeStafino
Sonya K. DeStafino

Henry E. Lagman
Attorney at Law
P.O. BOX 43269
RETURN TO Birmingham, Alabama 35243

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

This form furnished by
ALABAMA TITLE COMPANY, INC.
Agents for

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street
Birmingham, Alabama 35203

LOUISVILLE TITLE INSURANCE
COMPANY

P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201

State of ALABAMA

General Acknowledgment

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Phillip V. DeStafino and wife Sonya K. DeStafino 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 December

Deed Tax 36.00
Rec 3.00
Jud 1.00
40.00

Virginia B. Butler
Notary Public

1982 JAN -7 AM 9:37

State of

General Acknowledgment

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

Given under my hand and official seal this day of A. D., 19

Notary Public

State of

Corporation Acknowledgment

COUNTY

I, a Notary Public in and for said County in said State, hereby certify that whose name as of a Corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand, this the day of 19

Notary Public