

This instrument was prepared by

(Name) Guy L. Burns, Jr.

(Address) 1716-14th Avenue, South

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Jefferson COUNTY

That in consideration of Seven Thousand - Five Hundred (\$7,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Thomas W. Strickland, and Wife

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

Clifford J. Cox, Wilma Cox, and James E. Cox

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

Lot 13 Vincent Estates, As Recorded in Map Book 8, Page 144.

Mineral and Mining Rights and Rights incident thereto, as recorded in Vol. 315, Page 692 in the Shelby County Probate Office are excepted.

BOOK 021 PAGE 467

The entire amount of purchase price was paid from mortgage being filed simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

Rec. 250
Ind. 100
350

1985 MAR 20 AM 11:44

Thomas W. Strickland, Jr.
JUDGE OF PROBATE

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 Their hand(s) and seal(s), this 20th day of February, 19 85.

WITNESS:

(Seal)

(Seal)

(Seal)

Thomas W. Strickland
Thomas W. Strickland (Seal)
Barbara W. Strickland
Barbara W. Strickland (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas W. Strickland and wife, whose name s 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 20th day of February, A. D., 19 85

Agnes M. Hedges
Notary Public.