

SEND TAX NOTICE TO:

(Name) Roger Cox and Darlene Cox
P. O. Box 149
(Address) Chelsea, Alabama 35043

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of EIGHT THOUSAND AND NO/100 (\$8,000.00) DOLLARS

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

Frank Chappell and wife, Edwina Chappell

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

Roger Cox and wife, Darlene 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:

PROPERTY SHOWN ON EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A
PART HEREOF AS FULLY AS IF SET OUT HEREIN.

BOOK 074 PAGE 990

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 OUR hand(s) and seal(s), this 3rd
day of June, 19 86

WITNESS:

_____, (Seal)
_____, (Seal)
_____, (Seal)

Frank Chappell (Seal)
(Frank Chappell)
Edwina Chappell (Seal)
(Edwina Chappell)
_____, (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned a Notary Public in and for said County, in said State,
hereby certify that Frank Chappell and wife, Edwina Chappell
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 3rd day of June, A. D., 19 86

Notary Public.

EXHIBIT "A"

LEGAL DESCRIPTION:

Commence at the Northeast corner of the N 1/2 of the NW 1/4 of Section 4, Township 20 South, Range 1 West; thence run South along East line of said quarter section a distance of 654.06 feet; thence turn an angle of 89 deg. 12 min. to the right and run West a distance of 1259.20 feet to the point of beginning; thence continue West in the same direction a distance of 240.40 feet; thence turn an angle of 89 deg. 12 min. to the left and run a distance of 663.57 feet to the South line of the quarter-quarter Section; thence turn an angle of 90 deg. 50 min. 57 sec. to the left and run East along the South line of said quarter-quarter Section a distance of 240.40 feet; thence turn an angle of 89 deg. 09 min. 03 sec. to the left and run a distance of 663.36 feet to the point of beginning. Situated in the N 1/2 of NW 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama, LESS AND EXCEPT that portion sold to Sherie Kidd Hodges as described in Deed Book 323, page 283, in the Probate Office of Shelby County, Alabama.

Also, a 60.00-foot easement described as follows: Commence at the Northeast corner of the N 1/2 of the NW 1/4 of Section 4, Township 20 South, Range 1 West; thence run South along the East line of said 1/4 section a distance of 654.06 feet; thence turn an angle of 89 deg. 12 min. to the right and run West a distance of 1199.20 feet to the point of beginning; thence continue West in the same direction a distance of 60.00 feet; thence turn an angle of 89 deg. 12 min. to the left and run a distance of 663.36 feet to the South line of the 1/4-1/4 Section; thence turn an angle of 90 deg. 50 min. 57 sec. to the left and run East along the South line of said 1/4-1/4 Section a distance of 60.00 feet; thence turn an angle of 89 deg. 09 min. 03 sec. to the left and run a distance of 663.22 feet to the point of beginning. Situated in the N 1/2 of the NW 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama.

MINERALS AND MINING RIGHTS AND EASEMENTS AND RIGHTS OF WAY OF RECORD ARE EXCEPTED.

SUBJECT TO Purchase Money Mortgage in the amount of \$4,000.00.

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

1986 JUN -5 AM 9:32

Thomas G. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>4.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>10.00</u>