

This instrument was prepared by

(Name) William H. Halbrooks

Send Tax Notice To: Joy Ellis Sweitzer

name

(Address) 704 Independence Plaza

2616 Altavista Circle

address Birmingham, AL 35243

WARRANTY DEED-

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Three Thousand Two Hundred Fifty and no/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Walter E. Cox and wife, Lillie M. Cox

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

Joy Ellis Sweitzer

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

Lot 12, according to the Altadena Valley Country Club Sector as recorded in Map Book 4, Page 71, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$ 98,050.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith. Inst # 1992-31200

12/28/1992-31200
08:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DDI MCD 12.00

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 (ours) 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 18th day of December, 1992.

Lillie M. Cox

Lillie M. Cox

By: Charles R. Miller

Charles R. Miller, Her Attorney-In-Fact

under Power of Attorney dated 7/7/92

7/7/92 and recorded in Real 1992, Page 31199

Walter E. Cox

Walter E. Cox

By: Charles R. Miller

Charles R. Miller, His Attorney-In-Fact

under Power of Attorney dated 7/7/92

and recorded in Real 1992, Page 31199

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles R. Miller, as Attorney-In-Fact for Walter E. Cox and wife, Lillie M. Cox whose name 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, in his capacity as Attorney-In-Fact executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of December, A. D. 1992.

Wm. H. Halbrooks
Notary Public