

Send tax notice to:

Robert J. Cox

204 Mountain West Dr.

B'ham, AL 35216

This Instrument Prepared By:
Louis B. Feld, Esquire
McCord, Feld and Hoffman, P.C.
290 21st Street North
Suite 500-The Massey Building
Birmingham, Alabama 35203

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to the undersigned CLYDE G. COX, a single man, by and through his agents as appointed in his GENERAL DURABLE POWER OF ATTORNEY recorded at Vol. 4386, Page 24, Probate Court of Jefferson County, Alabama, (herein referred to as "Grantor"), in hand paid by ROBERT J. COX and BETTY ANN COX (herein referred to as "Grantees"), the receipt of which is hereby acknowledged, the said Grantor do by these presents grant, bargain, sell and convey unto the said Grantees, as tenants in common, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the year 1993 a lien, but not yet payable.

2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

And the Grantor does, for himself and his heirs, executors and administrators, covenant with the said Grantee that he is lawfully seized of said premises in fee simple; he is free from all encumbrances except as hereinabove stated; that he has a good right to sell and convey the same as aforesaid; and that they will, and his heirs, executors and administrators shall warrant and defend the same unto the said Grantee, their heirs and assigns forever, against the lawful claims of any and all persons.

Inst # 1993-05123

02/22/1993-05123
03:43 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 22.50

TO HAVE AND TO HOLD to the said Grantees, and to their heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set his hand and seal, this the 24th day of January, 1993.

Clyde G. Cox

By: Betty A. Cox
Betty Ann Cox

By: Robert J. Cox
Robert J. Cox

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that BETTY ANN COX and ROBERT J. COX, 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 said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand on this 24th day of January, 1993.

Rodger W. White
Notary Public
My Commission Expires: 6-12-95

EXHIBIT "A"

PARCEL I:

Lot 14, according to Waxa Subdivision, the same being a part of Sec. 35, Township 24, North, Range 15 E., a plat of said subdivision being recorded in Map Book 5, Page 5, in the Probate Office of Shelby County, Alabama.

There is excepted from this conveyance and reserved to the grantor all that part of the above described lot lying below that certain datum plane of 397 feet above mean sea level as established by the U. S. Coast and Geodetic Survey as adjusted in January, 1955. Grantee(s) shall have the right to use and cut or clear the trees or timber on that part of said lot hereinabove described lying below said elevation of 397 feet above mean sea level until same is purchased or otherwise acquired by Alabama Power Company in connection with the raising of original Lay Lake by said Company.

The elevation above sea level used when the original Lay Lake was constructed is converted to U. S. Coast and Geodetic Survey elevation above mean sea level by subtracting 37.87 feet from such elevation that was used when said Lay Lake was originally constructed and is substantially the same as the 397 feet above mean sea level referred to hereinabove.

Said lot is conveyed subject to the protective covenants recorded in Deed Book 235 Page 550 & 551 in the Probate Office of Shelby County, Alabama.

Mineral Rights excepted.

PARCEL II:

Lot No. 15 according to Waxa Subdivision, the same being a part of Sec. 35, Township 24, Range 15 E., a plat of said subdivision, being recorded in Map Book 5 page 5 in the Probate Office of Shelby County, Alabama. There is excepted from this conveyance and reserved to the grantor all that part of the above described lot lying below that certain datum plane of 397 feet above mean sea level as established by the U. S. Coast and Geodetic Survey as adjusted in January, 1955. Grantee(s) shall have the right to use and cut or clear the trees or timber on that part of said lot hereinabove described lying below said elevation of 397 feet above mean sea level until same is purchased or otherwise acquired by Alabama Power Company in connection with the raising of original Lay Lake by said Company.

The elevation above sea level used when the original Lay Lake was constructed is converted to the United States Coast and Geodetic Survey elevation above mean sea level by subtracting 37.87 feet from such elevation that was used when said Lay Lake was originally constructed and is substantially the same as the 397 feet above mean seas level referred to hereinabove.

Said lot is conveyed subject to the protective convenants recorded in Deed Book 235, pages 550 & 551, in the Probate Office of Shelby County, Alabama. Mineral Rights Excepted.