

SEND TAX NOTICE TO:

(Name) James R. Cox
P.O. Box 815
(Address) Pelham, AL 35124

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law
(Address) P.O. Box 822 Columbiana, Al. 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 Twenty Three Thousand and no/100 ----- DOLLARS

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

Gene D. Ledbetter, and wife, Frances Dee Ledbetter

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

James R. Cox and Sandra L. 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:

Begin at the NW corner of the S 1/2 of the NE 1/4 of the SE 1/4 of Section 4, Township 21 South, Range 2 West for the point of beginning; thence run Southwardly along the West line thereof for a distance of 441.02 feet; thence turn an angle to the left of 99 degrees 36 minutes 23 seconds for a distance of 62.08 feet; thence turn an angle to the right of 21 degrees 09 minutes 35 seconds for a distance of 164.74 feet; thence turn an angle to the left of 101 degrees 21 minutes 56 seconds for a distance of 516.35 feet to the North line of said S 1/2 of said 1/4-1/4 Section; thence turn an angle to the left of 101 degrees 27 minutes 16 seconds for a distance of 340.00 feet to the point of beginning. Situated in Shelby County, Alabama.

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

\$16,875.00 of the purchase price recited above was paid from a mortgage executed simultaneously herewith.

Inst # 1993-06353

03/05/1993-06353
03:34 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
D01 MCB 14.00

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 5th

day of March, 19 93.

WITNESS:

_____(Seal) Gene D. Ledbetter _____(Seal)
_____(Seal) Frances Dee Ledbetter _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gene D. Ledbetter and Frances Dee Ledbetter 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 5th day of March, A. D., 1993

W. E. H. F.

Peggy J. Letson
Notary Public.