

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

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SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
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This instrument was prepared by

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Form 1-1-5 Rev. 5/92

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 Five Hundred Dollars & 00/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Mildred G. Bragg, a singel woman

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

James E. Cox Jr. and wife, Nora 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:

The South 15 feet of the following described property.
A parcel of land in the SW 1/4 of SE 1/4, Section 22, Township 19 South, Range 1 East, Shelby County, Alabama, described as follows: From the SE corner of said 1/4-1/4 Section, run Northerly along the East 1/4-1/4 line for 746.39 feet; thence run South 72 degrees 26 minutes 46 seconds West for 290 feet to the beginning point of subject lot; from said point, continue last course for 237.2 feet to a fence marking the West line of Grantor's land; thence run along said fence North 00 degrees 18 minutes 06 seconds West for 508.39 feet to an iron pin marking the NW corner of Grantor's land; thence run along the North line of Grantor's land North 89 degrees 24 minutes East for 210 feet; run thence South 01 degree 45 minutes 35 seconds East for 439.25 feet, back to the beginning point.
Situated in Shelby County, Alabama.

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

10/05/1994-30261
09:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 10.00

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 21st day of September, 19 94.

WITNESS:

_____(Seal) Mildred G. Bragg (Seal)
_____(Seal) Mildred G. Bragg (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 Mildred G. Bragg 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of September A. D. 19 94

Martha S. Wilber
Notary Public.