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SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Lois Anne Cox

(Address) 1855 Shelby Springs Rd
Columbiana, Alabama 35051

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-87 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

09/12/1995-25268

10:43 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
MCD 9.00

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Five Hundred 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,

Leverne Carden, a single woman

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

Lois Anne Cox

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

Commence at the northwest corner of the NW 1/4 of the NE 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama and run thence southerly along the west line of said quarter-quarter a distance of 357.21 feet to the point of beginning of the property being described; thence continue along last described course a distance of 307.33 feet to a point on the northerly margin of Shelby County Highway No. 46; thence turn 87 degrees 31 minutes 00 seconds left and run easterly along said margin of said highway a distance of 253.64 feet to the P.C. of a curve to the right; thence turn 3 degrees 11 minutes 19 seconds right to chord and continue easterly along the chord of said curve a chord distance of 219.58 feet to the P.T. of said curve; thence turn 3 degrees 16 minutes 23 seconds right from chord and continue easterly along said margin of said highway 46 a distance of 131.77 feet to a point; thence turn 89 degrees 15 minutes 42 seconds left and run northerly 385.95 feet to a point; thence turn 101 degrees 23 minutes 45 seconds left and run westerly 667.29 feet to the point of beginning.

According to the survey of Joseph E. Conn, Jr. Alabama PLS No. #9049, dated April 11, 1995.

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

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 (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, I have hereunto set my hands(s) and seal(s), this 13 day of April, 19 95.

(Seal) Leverne Carden (Seal)
Leverne Carden (Seal)
(Seal) (Seal)
(Seal) (Seal)

STATE OF ALABAMA
Shelby COUNTY
General Acknowledgment
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Leverne Carden 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 13 day of April A. D., 19 95
Michele J. Wilder
Notary Public.

Inst # 1995-25268