

WARRANTY DEED

That in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable considerations, to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we

JOHNNY F. KNOX, and wife, DIXIE B. KNOX,

herein referred to as GRANTORS, do grant, bargain, sell, and convey unto

MICHAEL J. KNOX,

herein referred to as GRANTEE, the following described real estate situated in Shelby County, Alabama, to-wit:

Tract 11, Country Estates, as recorded in Map Book 8, at Page 16 in the Probate Office of Shelby County, Alabama and reference to which is hereby made in aid of and as a part of this description.

This conveyance is made subject to all restrictions, easements, reservations and rights-of-way of record in the Office of the Probate Judge of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said Grantors, of, in, and to the same and every part of parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE, it successors or assigns forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above, that it is entitled to the immediate possession thereof; that it has good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 23rd day of December, 1995.

Johnny F. Knox
JOHNNY F. KNOX

Dixie B. Knox
DIXIE B. KNOX

Inst # 1996-00454

01/05/1996-00454
11:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SWA 11.50

STATE OF ALABAMA §

COUNTY OF Inscalosa §

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Johnny F. Knox and wife, Dixie B. Knox, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, 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 22nd day of December, 1995.

Ann Johnson
Notary Public in and for
the State of Alabama
at Large

My Commission Expires:
10.22.98

1996-00454

01/05/1996-00454
11:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
302 SNA 11.50