

This instrument was prepared by:

(Name) Courtney Mason & Assoc. PC
(Address) PO BOX 360187
Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) Cecil L. Cox
(Address) 960 Tulip Poplar Lane
Birmingham, AL 35244

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Five Thousand and no/100ths-----\$55,000.00 DOLLARS

to the undersigned grantor Van Lowrey Construction Co., Inc. a corporation,

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Cecil L. Cox and Renee B. 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:

Lot 153, according to the Survey of Weatherly, Sector 2, Phase II, as recorded in Map Book 14, page 73, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$37,984.73 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Inst # 1996-03221

01/31/1996-03221
10:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCS ES.08

THE PREPARER OF THIS DOCUMENT HAS NOT
EXAMINED TITLE TO THE PROPERTY DESCRIBED
HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors, and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its _____ President,
who is authorized to execute this conveyance, has hereto set its signature and seal(s) this 29th
day of December, 19 95.

Van Lowrey Construction Co., Inc.

ATTEST:

Secretary

By Mary Lowrey
Mary Lowrey ~~President~~ Secretary

STATE OF ALABAMA

Shelby County }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary Lowrey, whose name as Secretary ~~President~~ of Van Lowrey Construction Co., Inc., a corporation, 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, (he), (she), as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 29th day of December A.D., 19 95.

My Commission Expires:

Notary Public

Van Lowrey

Inst # 1996-03221