

# WARRANTY DEED

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

Denise Cofield Tesney  
2015 Stonebrook Drive  
Birmingham, AL 35242

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS.

COUNTY OF SHELBY )

That in consideration of ONE HUNDRED AND NO/100 DOLLAR (\$100.00), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **BILLY B. COFIELD AND WIFE, REBA R. COFIELD**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **DENISE COFIELD TESNEY** (herein referred to as Grantee) the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 3A, according to the Survey of Stone Brook, First Sector, as recorded in Map Book 13, Page 135 A & B, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a 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, her heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seal, this 29<sup>th</sup> day of May, 1996.

Billy B. Cofield  
Billy B. Cofield

Reba R. Cofield  
Reba R. Cofield

STATE OF ALABAMA )  
COUNTY OF Shelby )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Billy B. Cofield and wife, Reba R. Cofield**, whose names 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 the 30<sup>th</sup> day of May, 1996.

John D. Smith  
Notary Public

My Commission Expires: ~~11/20/98~~  
1-17-99

zcofield

Inst # 1996-18583

06/07/1996-18583  
10:52 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.00

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