

SEND TAX NOTICE TO:

(Name) Joe Reed Cox
117 Shaw Court
(Address) Montevallo, Al. 35115

This instrument was prepared by

(Name) Newman, Sexton, LeBrun & Jones
3021 Lorna Rd.
(Address) Birmingham, Al. 35216

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-seven thousand five hundred and no/100 (\$57,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Arland Eyl and his wife Virginia A. Eyl

(herein referred to as grantors) do grant, bargain, sell and convey unto
Joe Reed Cox and April Hilyer 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 8, according to the Survey of Shaw Villas, Phase 2, as recorded in Map Book 14, page 115 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$54,500.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Inst # 1996-37254

11/08/1996-37254
11:11 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 MEL 11.50

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 1 day of November, 19 96.

WITNESS:

(Seal)

(Seal)

(Seal)

Arland Eyl (Seal)
ARLAND EYL
Virginia A. Eyl (Seal)
VIRGINIA A. EYL

(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Arland Eyl and his wife Virginia A. Eyl 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of November A. D. 19 96

1996-37254