

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

JAMES R. MONCUS, JR.
ATTORNEY AT LAW
1313 ALFORD AVENUE
BIRMINGHAM AL 35226

Newman K. Stroud
402 Poplar Ridge
Alabaster, Alabama 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Forty-Two Thousand Five Hundred and no/100 Dollars (\$142,500.00) and other good and valuable consideration to the undersigned grantor (whether one or more, in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,

KENNETH L. COX AND WIFE, SHARON D. COX

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

NEWMAN K. STROUD AND DONNA M. STROUD

(herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 37, according to the Amended Map of Dogwood Forest, Third Phase, as recorded in Map Book 18, Page 92 and 92A, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

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

Subject to ad valorem taxes for the current year and thereafter.

\$99,750.00 of the above mentioned consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the same unto the Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, 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 stated 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.

Inst # 1997-28826

09/08/1997-28826
12:04 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HEL 54.00

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this
29th day of August, 1997.



KENNETH L. COX



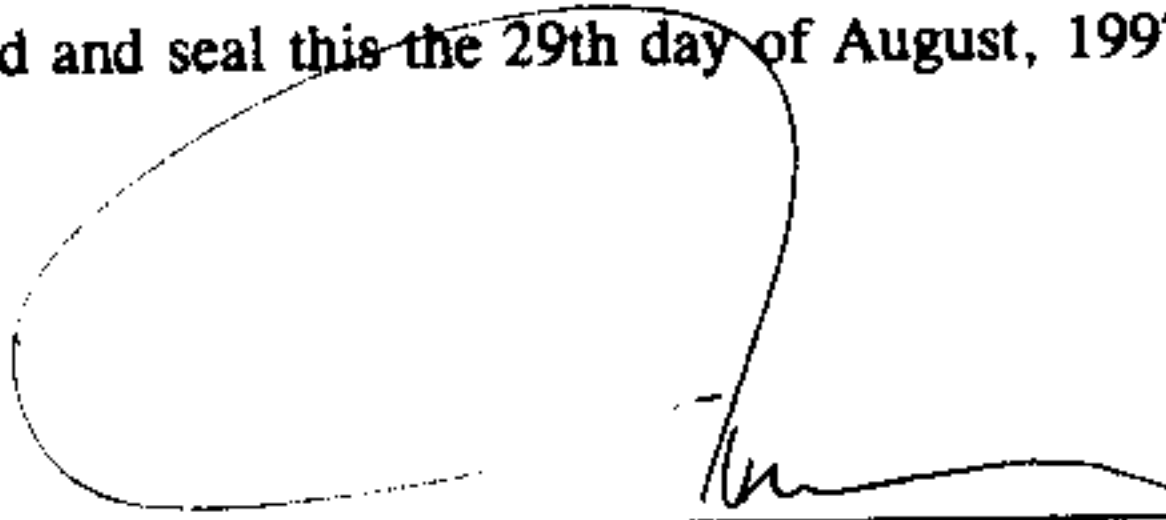
SHARON D. COX

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify
that **Kenneth L. Cox and wife, Sharon D. Cox**, 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 seal this the 29th day of August, 1997.



Notary Public

MY COMMISSION EXPIRES: 2/23/00

Inst # 1997-28826

09/08/1997-28826
12:04 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 54.00