

Inst # 1997-36167

This instrument prepared by:
CHARLES W. GORHAM
2101 6th Avenue North, Suite 700
Birmingham, Alabama 35203

DONE WITHOUT BENEFIT
OF A TITLE SEARCH

=====

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That for and in consideration of COMPLIANCE WITH THE TERMS OF THAT CERTAIN DIVORCE DECREE ENTERED IN CASE DR-95-169, CIRCUIT COURT OF SHELBY COUNTY, ALABAMA the undersigned PERRY E. COX, JR. A single person (GRANTOR), does grant, bargain, sell and convey unto BEVERLY B. COX (GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA to wit:

A TRACT OF LAND SITUATED IN THE SE 1/4 IF THE NW 1/4, SECTION 36, TOWNSHIP 18 SOUTH, RANGE 1 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF SAID 1/4-1/4 AND RUN S 10 DEGREES 19' 11" W FOR 360.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE 265.0 FEET; THENCE 79 DEGREES 40' 49" W AND RUN 265.0 FEET; THENCE N 10 DEGREES 19' 11" EAST AND RUN 265.0 FEET; THENCE S 79 DEGREES 40' 49" EAST AND RUN 265.0 FEET TO THE POINT OF BEGINNING.

ALSO A 20 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS WITH CENTERLINE BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE SW 1/4 OF THE NE 1/4 SECTION 36, TOWNSHIP 18 SOUTH, RANGE 1 EAST AND RUN S 10 DEGREES 19' 11" W FOR 360.0 FEET; THENCE RUN N 79 DEGREES 40' 49" W 2.77 FEET TO THE POINT OF BEGINNING; THENCE RUN N 32 DEGREES 18' 28" E 70.40 FEET; THENCE RUN N 75 DEGREES 36' 48" EAST 28.06 FEET; THENCE RUN S 70 DEGREES 33' 16" E 45.36 FEET; THENCE RUN S 48 DEGREES 41' 47" E 23.09 FEET; THENCE RUN S 6 DEGREES 01' 24" E 33.43", THENCE RUN S 14 DEGREES 17.39' 39" W 73.55 FEET; THENCE RUN S 16 DEGREES 15' 01" E AND RUN 20.41 FEET; THENCE RUN S 41 DEGREES 17' 47" E 29.63 FEET; THENCE RUN S 49 DEGREES 06' 36" E 82.45 FEET; THENCE RUN S 43 DEGREES 42' 46" E 18.89 FEET; THENCE RUN S 57 DEGREES 38' 00" E 25.6 FEET; THENCE RUN S 79 DEGREES 22' 13" E 450.81 FEET; THENCE RUN S 67 DEGREES 51' 59" E 195.34 FEET THENCE RUN S 43 DEGREES 12' 54" E 113.33 FEET; THENCE RUN S 32 DEGREES 29' 25" E 210.14 FEET; THENCE RUN S 45 DEGREES 53' 40" E 98.29 FEET; THENCE RUN S 25 DEGREES 13' 29" E 94.46 FEET; THENCE RUN S 5 DEGREES 45' 45" E 160.67 FEET TO THE WEST RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY #55. SAID POINT BEING THE END OF EASEMENT.

IT IS THE INTENT OF THE GRANTOR TO CONVEY THAT PROPERTY AND EASEMENT ACQUIRED BY AND THROUGH THAT DEED RECORDED IN BOOK 213, PAGE 442.

Subject to:

1. Taxes for the year 1996 and thereafter.
2. Covenants and restrictions of record as of June 14, 1996.
3. Rights of others in and to the easement for ingress and egress.

AS PART OF THE CONSIDERATION FOR THIS CONVEYANCE AND PURSUANT TO THE TERMS OF THE ABOVE CITED DIVORCE DECREE, GRANTEE AGREES TO FULLY ASSUME THE MORTGAGE DEBT EVIDENCED BY THAT CERTAIN MORTGAGE IN FAVOR OF SOUTHTRUST MORTGAGE CORPORATION RECORDED IN BOOK 213, PAGE 318 AND THE SECURITY AGREEMENT IN FAVOR OF PERRY E. COX, SR. AS SET OUT IN SAID DIVORCE DECREE.

11/05/1997-36167
09:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 11.50


TAX ASSESSOR'S NOTE: For assessment purposes, assess in name of the Grantee(s) named above at:

BEVERLY B. COX
371 COUNTRY HILLS LANE
STERRETT, ALABAMA 35147

TO HAVE AND TO HOLD to the said grantee, their assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, has hereunto set his hand and seal on this the 28 day of Oct., 1997.


PERRY E. COX, JR.

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PERRY E COX. JR., whose name 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, the same was executed voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of October, 1997.


NOTARY PUBLIC
MY COMMISSION EXPIRES 6/8/2000

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