

This Instrument was prepared by:
Thomas J. Thornton
1119 Willow Run Road
Birmingham, Alabama 35209

Send Tax Notice to:

Michael T. Cox

107 Glen Abbey Way
Alabaster AL

35007

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by Michael T. Cox (GRANTEE) receipt of which is hereby acknowledged, Weatherly Joint Venture, L.L.C., (GRANTOR) does grant, bargain, sell and convey unto the GRANTEE, the following described real estate situated, lying and being in the County of Shelby, State of Alabama, and being more particularly described as follows:

Beginning at the northeast corner of Lot 89, Weatherly, Glen Abbey, Sector 12, as recorded in Map Book 18, Page 128 in the Office of the Judge of Probate of Shelby County, Alabama, and run in a southerly direction along the east line of said lot for 90.0 feet to the southeast corner thereof; thence turn 90 degrees 00 minutes to the left and run in an easterly direction for 18.64 feet to the west right of way line of Weatherly Club Drive; thence 91 degrees 25 minutes 18 seconds left (angle measured to chord) in the arc of a curve to the right, having a radius of 350.0 feet and a central angle of 14 degrees 46 minutes 45 seconds, and along said right of way line for 90.28 feet to a point; thence 88 degrees 25 minutes 18 seconds left (angle measured to chord) in a westerly direction for 16.16 feet to the point of beginning.

Subject to:

1. Taxes for the year 1998 and subsequent years.
2. Setback lines, easements and restrictions as shown on the record map.
3. Restrictive Covenants as recorded in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said GRANTEE, his heirs and assigns, forever.

And the said GRANTOR does for itself and for its successors and assigns, covenant with the said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said Premises, and that it has a good right to grant and convey the aforesaid property.

IN WITNESS WHEREOF, the Managing Member of the Grantor, in his capacity as such Managing Member, and with full authority to do so, have hereunto set his hand and seal, this 15 day of April, 1998.

WEATHERLY JOINT VENTURE, L.L.C.

By: Thomas J. Thornton (SEAL)
Thomas J. Thornton, Managing Member

Inst # 1998-13701

04/16/1998-13701
01:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

Inst # 1998-13701

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas J. Thornton, Managing Member of Weatherly Joint Venture, L.L.C., 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 foregoing conveyance, he, in his capacity as such Managing Member and with full authority to do so, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 15 day of April, 1998

Mary E. Wilson
Notary Public

My Commission expires NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 8, 2001.
~~BONDED THRU NOTARY PUBLIC UNDERWRITERS~~

Inst # 1998-13701

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