

This instrument was prepared by

**Mitchell A. Spears**

ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

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Send Tax Notice to:

(Name)

Amy C. Lumpkin and Michael L.

(Address)

Lumpkin  
278 Cox Lane

Alabaster, AL 35007

MINIMUM VALUE: \$1,000.00

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR****STATE OF ALABAMA**

Shelby

COUNTY

1500

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR, (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Jerry Cox and wife, Dale Cox; and Ronald Cox and wife, Myriam Cox  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Amy G. Lumpkin and husband, Michael L. Lumpkin  
(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:

A part of the NE ¼ of the NW ¼ of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the northeast corner of the northeast quarter of the northwest quarter of Section 15, Township 21 South, Range 3 West, Alabaster, Shelby County, Alabama and run thence southerly along the east line of said quarter-quarter a distance of 1,031.94' to a point; thence turn 92 degrees 34 minutes 41 seconds right and run westerly a distance of 766.32' to a steel rebar corner and the point of beginning of the property being described; thence continue along last described course a distance of 225.43' to a steel rebar corner; thence turn 91 degrees 29 minutes 32 seconds left and run southerly a distance of 304.90' to a steel rebar corner; thence turn 109 degrees 59 minutes 58 seconds left and run east-northeasterly a distance of 242.30' to a steel rebar corner; thence turn 67 degrees 06 minutes 16 seconds left and run northerly along the west line of an existing thirty foot wide (30.0') access easement a distance of 62.30' to a steel rebar corner; thence turn 04 degrees 56 minutes 22 seconds left and run northerly a distance of 154.03' to the point of beginning, containing 1.37 acres. Property is subject to any and all easements, rights of way, agreements, limitations and/or restrictions of probated record and/or applicable law.

THE ABOVE-DESCRIBED LEGAL DESCRIPTION IS ~~IN~~ <sup>PURSUANT TO</sup> SURVEY RENDERED BY SURVCONN, JOSEPH E. CONN, JR., DATED MAY 18, 1998, ALABAMA REGISTERED P.L.S. NUMBER 9049.

12/23/1998-51400

03:01 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
001 CRH 11.00

TO HAVE AND TO HOLD to the said 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 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 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 24<sup>th</sup> day of AUGUST, 19 98

WITNESS

Jerry Cox (Seal)

Dale Cox (Seal)

Dale Cox (Seal)

Ronald Cox (Seal)

Myriam Cox (Seal)

Myriam Cox (Seal)

**STATE OF ALABAMA**

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jerry Cox and wife, Dale Cox; & Ronald Cox and wife, Myriam Cox whose name s 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 24<sup>th</sup> day of AUGUST, A.D., 19 98

Oct 31, 2000

My Commission Expires

Glenda R. Merritt

Notary Public