

Send Tax Notice to:

Billy E. Cox
7019 Meadowlark Drive
Birmingham, 35242

Instrument Prepared By:

John G. Lowther
Attorney at Law
3500 Independence Drive
Birmingham, Alabama 35209

GENERAL WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS:

This Deed is made by and between ROBERT CLIFTON WILSON, JR., & HIS WIFE, LAURA S. WILSON, hereinafter called "Grantor", and BILLY E. COX, hereinafter called "Grantee".

The Grantor, for and in consideration of One Hundred Fifty Thousand No/100 (\$150,000.00) Dollars in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, convey and sell to Billy E. Cox, the following described real estate located in Shelby County, Alabama:

AS DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Subject to:

1. Taxes and assessments for the year 1999, and subsequent years, which are not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.

The entire purchase price is being paid from the proceeds of a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee his heirs and assigns, in fee simple absolute forever.

Grantor covenants with the said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

01/04/1999-00003
08:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CRH 14.50

1999-00003-00000

IN WITNESS WHEREOF, the said Grantor, have caused this conveyance to be signed on this the 1 day of January, 1999


ROBERT CLIFTON WILSON, JR.


LAURA S. WILSON

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said county in said state, hereby certify Robert Clifton Wilson, Jr., whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this date that, being informed of the contents of the General Warranty Deed, he executed the same voluntarily. Given under my hand and seal this 31 day of December, 1998.


Notary Public

My Commission Expires: 1-3-03

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said county in said state, hereby certify Laura S. Wilson whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this date that, being informed of the contents of the General Warranty Deed, she executed the same voluntarily. Given under my hand and seal this 31 day of December, 1998.


Notary Public

My Commission Expires: 1-3-03

EXHIBIT "A"

A parcel of land situated in Northeast Quarter of the Southeast Quarter of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Northeast corner of the Northeast quarter of the Southeast quarter of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama; thence run West along the North line of said quarter-quarter for a distance of 1064 feet; thence $90^{\circ}34'45''$ left ($90^{\circ}42'$ left) and run in a southerly direction for a distance of 818.58 feet to a crimped iron pipe found in place (map 820 feet); thence $90^{\circ}48'33''$ right (map $90^{\circ}42'$ right) and run in a westerly direction for a distance of 115.64 feet to an iron pin (map 116 feet); thence continue in a westerly direction along last described course for a distance of 150.0 feet to an iron corner found in place; thence $89^{\circ}07'58''$ right (map and deed $89^{\circ}18'$ right) and run in a northerly direction for a distance of 100.0 feet to an iron pin; thence $90^{\circ}52'02''$ right (map and deed $90^{\circ}42'$ right) and run in an easterly direction for a distance of 150.0 feet to an iron pin; thence $89^{\circ}07'58''$ right (map and deed $89^{\circ}18'$ right) and run in a southerly direction for a distance of 100.0 feet to the point of beginning.

LSW
RAW

Inst # 1999-00003

01/04/1999-00003
08:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CRH 14.50