

THIS INSTRUMENT WAS PREPARED BY:
BEADLES, NEWMAN & LAWLER
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
3500 HULEN STREET
FORT WORTH, TEXAS 76107

SEND TAX NOTICE TO:
MICHAEL HENDERSON
5112 STRATFORD ROAD
BIRMINGHAM, AL 35242

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED NINETY-SIX THOUSAND AND NO/100 DOLLARS
DOLLARS (\$ 196,000.00)

to the undersigned Grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **THOMAS R. COX, JR. AND WIFE, KAREN G. COX** (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto MICHAEL HENDERSON AND PATRICIA HENDERSON, as joint tenants with rights of survivorship

(herein referred to as GRANTEE, whether one or more) the following described real estate situated in SHELBY County, ALABAMA, to-wit:

LOT 16, ACCORDING TO THE SURVEY OF MEADOW BROOK, 13TH SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 34, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXCEPTING THEREFROM all interests in and to all oil, gas and other minerals in, on and/or under said property and all rights in connection therewith which may have been granted, reserved or leased to others by instruments of record in the office of the Judge of Probate of SHELBY County, ALABAMA.

SUBJECT TO: All easements, restrictions, reservations and rights of way appearing of record which affect the subject property.

\$ 156,800.00 of the total consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE, Grantee's heirs and assigns forever, as joint tenants with rights of survivorship.

And Grantor does for Grantor and for Grantor's heirs, executors and administrators covenant with the said GRANTEE, Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 5th day of March, 1999.

WITNESS:

Cherie Nordstrom
Patricia Henderson

Thomas R. Cox, Jr. (SEAL)
THOMAS R. COX, JR.
Karen G. Cox (SEAL)
KAREN G. COX

Inst # 1999-11694

03/22/1999-11694
08:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 50.50

THE STATE OF Georgia

COUNTY OF Fulton

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that THOMAS R. 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, (s)he executed the same voluntarily on the same day the same bears dated.

Given under my hand and official seal this 5th day of March, 1999.

Notary Public, Gwinnett County, Georgia
My Commission Expires August 23, 2001
My Commission Expires:

[Signature]
Notary Public
(SEAL)



THE STATE OF Georgia

COUNTY OF Fulton

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that KAREN G. COX, 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, (s)he executed the same voluntarily on the same day the same bears dated.

Given under my hand and official seal this 5th day of March, 1999.

Notary Public, Gwinnett County, Georgia
My Commission Expires August 23, 2001

[Signature]
Notary Public
(SEAL)



My Commission Expires:

AFTER RECORDING RETURN TO:

RAYTON T. SWEENEY, ATTORNEY AT LAW

Inst # 1999-11694

03/22/1999-11694
08:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 50.50