

This instrument was prepared by:

(Name) Larry L. Halcomb

Send Tax Notice To: Melissa A. Cox

name

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

1024 Navajo Trail

address

WARRANTY DEED-

Alabaster, AL 35007

STATE OF ALABAMA
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED TEN THOUSAND FOUR HUNDRED AND NO/100

DOLLARS (\$110,400.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Melinda Beth Watts, Unmarried

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Melissa A. Cox, Unmarried

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama,
to-wit:

Lot 16, Block 3, according to the Survey of Navajo Hills, Second Sector, as
recorded in Map Book 5 page 24 in the Probate Office of Shelby County,
Alabama; being situated in Shelby County, Alabama.

Subject to taxes for 1999.

Subject to 35 foot building line; easements; restrictions, covenants &
conditions; Transmission Line Permit; right of way to Alabama Power Company;
and rights & reservations, of record.

Subject to encroachment of fence, drive, building and concrete walk into
easement as shown on survey by Laurence D. Weygand dated December 21, 1990.

\$ 107,000.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

Minerals and mining rights excepted.

Inst # 1999-22968

06/02/1999-22968
10:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 12.00

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns

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 said GRANTEES, their heirs and assigns forever, against
the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal (s), this 27th
day of May, 19 99

_____(Seal)

Melinda Beth Watts
Melinda Beth Watts

_____(Seal)

_____(Seal)

_____(Seal)

_____(Seal)

_____(Seal)

STATE OF ALABAMA
Jefferson COUNTY }

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for the said County, in said State, hereby certify that
Melinda Beth Watts, Unmarried

whose name(s) 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 she executed the same voluntarily
on the day the same bears date.

Given under my hands and official seal this 27th day of May A.D. 19 99

Larry L. Halcomb

Notary Public

My Commission Expires
January 23, 2002