

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

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SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Jack Cox

(Address) 12528 Highway 43

Vandiver, AL 35176

This instrument was prepared by: MICHAEL T. ATCHISON
P. O. Box 822
Columbiana, AL 35051

Form 1-1-3 Rev. 4/99
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA
Shelby }
COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100

to the undersigned grantor or grantors in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, we,

Annie Ruth Cox Brasher, a married woman

herein referred to as grantor(s) do grant, bargain, sell and convey unto

Jack Cox and Sandra Cox

herein referred to as GRANTEE(S) as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama to wit:

DOLLARS
03/10/2000-07690
09:08 AM CERTIFIED
09:08

Commence at the Northeast corner of the SW 1/4 of SE 1/4, Section 11, Township 18, Range 1 East and run thence South 415 feet to the starting point of the following described parcel of land; thence West 611.5 feet to a point; thence Northwesterly a distance of 249 feet to the West right of way line of the Montevallo road to a point 310.5 feet southwesterly along said right of way from the North line of SW 1/4 of SE 1/4 of said Section 11; thence run Northeasterly along said road right of way a distance of 310.5 feet to the North line of said 1/4-1/4 section; thence run Southeasterly 600 feet to the point of beginning.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR OR OF HER RESPECTIVE SPOUSE.

Annie Ruth Cox if the surviving grantee in that certain deed recorded in Deed Book 252, Page 252. The other grantee, Andrew C. Cox, is deceased having died April 18, 1977.

Annie Ruth Cox and Annie Ruth Cox Brasher are one and the same person.

TO HAVE AND TO HOLD unto the said GRANTEE(S) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantee herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

I

my

10

have hereinunto set

hand(s) and seal(s), this

IN WITNESS HEREOF,

day of March, 2000

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

Annie Ruth Cox Brasher
Annie Ruth Cox Brasher

STATE OF ALABAMA
Shelby }
COUNTY }

the undersigned authority

I, Annie Ruth Cox Brasher, a Notary Public in and for said County, in said State, hereby certify that Annie Ruth Cox Brasher is known to me, acknowledged before me whose name is Annie Ruth Cox Brasher, 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 hand and official seal this

10

March

A.D. 2000

day of

Michele J. Wilder
Notary Public