

This form provided by  
**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) Tim Cox  
(Address) 85 Sunrise Cr.  
Wilsonville, AL 35186

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

Form 1-1-5 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 Ninety Five Thousand and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Gary Crumpton, Jr., a minor man

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Timothy E. Cox and Lynn H. Cox

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

Shelby County, Alabama to-wit:

A parcel of land in the NE 1/4 of the NW 1/4 of Section 13, Township 21 South, Range 1 East, being a part of the same land described in a deed to Thurman E. Newman, recorded in Deed Book 330, at Page 816, of the real property records of Shelby County, Alabama, said parcel of land being more particularly described as follows:  
Commencing at the Northwest corner of said Section 13; thence East along the North line of said Section, a distance of 100.16 feet to a point on the Northeast edge of the Lokey Ferry Road; thence South 40 degrees 10 minutes 03 seconds East along the Northeast edge of said road, a distance of 217.31 feet to a point; thence South 71 degrees 50 minutes 49 seconds East a distance of 398.02 feet; thence South 03 degrees 14 minutes 00 seconds West a distance of 241.04 feet to the point of beginning; thence continue along last described course a distance of 226.76 feet; thence North 81 degrees 35 minutes 05 seconds East a distance of 189.41 feet to the West right of way of Sunrise Circle; thence North 4 degrees 11 minutes 40 seconds East along the chord of a curve to the right, having a radius of 360.00 feet and an arc length of 159.74 feet, a chord distance of 158.43 feet; thence North 77 degrees 40 minutes 35 seconds West a distance of 190.56 feet to the point of beginning.  
Situated in Shelby County, Alabama.

Subject to taxes for 2001 and subsequent years, easements, restrictions, rights of way and permits of record.

\$75,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

04/20/2001-15265  
08:48 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 31.00

TO HAVE AND TO HOLD Unto the said GRANTEES 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 grantees 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 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 persons.

IN WITNESS WHEREOF, I \_\_\_\_\_ have hereunto set my \_\_\_\_\_ hand(s) and seal(s), this 17th  
day of April, 2001.

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Gary Crumpton, Jr. (Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

**STATE OF ALABAMA**  
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gary Crumpton, Jr. is 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 he executed the same voluntarily on the day the same bears date. 17th day of April, A.D. 2001

Given under my hand and official seal this

17th

day of

April

A.D. 2001

My Commission Expires: 10/16/04

Notary Public.

Inst # 2001-15265