

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 390E
Birmingham, AL 35223

Send Tax Notice To:
Loyal D. Jacob and Karen T. Jacob
5243 Roy Drive
Helena, AL 35080

STATE OF ALABAMA)
 :
)
COUNTY OF SHELBY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Sixty-One Thousand Two Hundred and 00/100 (\$161,200.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Keith Esbon Cox, and wife\ Delories Cox**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Loyal D. Jacob and Karen T. Jacob**, (hereinafter referred to as GRANTEES), their heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof

Subject To:

Ad valorem taxes for 2001 and subsequent years not yet due and payable until October 1, 2001. Existing covenants and restrictions, easements, building lines and limitations of record.

\$128,950.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, their heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 31st day of **May**, 2001.



Keith Esbon Cox



Delories Cox

STATE OF ALABAMA)
 :
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Keith Esbon Cox, and wife\ Delories Cox , whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31st day of May, 2001.



NOTARY PUBLIC
My Commission Expires: 6/5/03

CLAYTON T. SWEENEY, ATTORNEY AT LAW

06/07/2001-23262
11:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 46.50

EXHIBIT "A"

Part of the NE 1/4 of the SW 1/4 of Section 22, Township 20 South, Range 3 West, in Shelby County, Alabama, and being more particularly described as follows: Begin at the Northwest corner of the NE 1/4 of the SW 1/4 of Section 22, Township 20 South, Range 3 West and run Easterly along the North line of said 1/4-1/4 Section for 240.13 feet; thence 85 degrees 52 minutes right and in a Southerly direction for 193.47 feet; thence 110 degrees 14 minutes 13 seconds right and run Northwesterly for 163.87 feet; thence 2 degrees 43 minutes 17 seconds right and in a Northwesterly direction for 99.60 feet to a point on the West line of said 1/4-1/4 Section; thence 70 degrees 00 minutes right and in a Northerly direction along the Westerly line of said 1/4-1/4 Section for 115.40 feet to the point of beginning.

ALSO, A PERPETUAL RIGHT OF WAY AND EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY: A parcel of land located in the Northeast Quarter of the Southwest Quarter of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of the NE 1/4 of the SW 1/4 of Section 22, Township 20 South, Range 3 West; thence run Easterly along the quarter line 238.33 feet to the Point of Beginning; thence run Easterly 30.00 feet; thence turn right and run Southerly along the Easterly side of the easement for ingress, egress and utilities as recorded in the map titled "Boundary Survey of Frank E. "Buck" Cox Property, Town of Helena, Shelby County, Alabama, by J. M. Keal & Associates Engineers and Surveyors, dated August 1, 1979" and recorded in Map Book 8, Page 21, to the Northerly right of way of Roy Drive; thence turn right and run Westerly along the Northerly right of way of Roy Drive to the Westerly side of the easement for ingress, egress and utilities as recorded on the map titled "Boundary Survey of Frank E. "Buck" Cox Property, Town of Helena, Shelby County, Alabama, by J. M. Keal & Associates Engineers and Surveyors, dated August 1, 1979" and recorded in Map Book 8, Page 21; thence turn right and run Northerly along the Westerly side of the easement for ingress, egress and utilities as recorded on the map titled "Boundary Survey of Frank E. "Buck" Cox Property, Town of Helena, Shelby County, Alabama, by J. M. Keal & Associates Engineers and Surveyors, dated August 1, 1979" to the Point of Beginning.

Inst # 2001-23262

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