

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

That in consideration of \$192,500.00 to the undersigned Grantor(s), Cynthia Cotton-Humphries, unmarried in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto J. Douglas Cound, III and wife Leigh L. Cound (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 132, according to the Survey of Fourth Addition, Riverchase West, as recorded in Map Book 7, Page 156, in the Probate Office of SHELBY County, ALABAMA.

Address of the Property: 2054 Wildflower Drive
Birmingham, AL 35244

Subject property is to become the homestead of Grantees named herein.

Subject to taxes for the year 2002 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$154,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of December, 2001

By: _____
Grantor

Cynthia Cotton-Humphries
Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Cynthia Cotton-Humphries, unmarried whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 31st day of December, 2001.


Notary Public
Commission Expires 11/13/04

THIS INSTRUMENT PREPARED BY:
Kevin Hays and Associates, P.C.
100 Concourse Parkway, Suite 101
Birmingham, Alabama 35244

SEND TAX NOTICES TO:
J. Douglas Cound, III
2054 Wildflower Drive
Birmingham, AL 35244

20012-00406
*
Trust

01/03/2002-00406
CERTIFIED
01/01/01 AM JUDGE OF PROBATE
10501 COUNTY JUDGE #950
SHELBY COUNTY, AL