

Send Tax Notice To:  
Gary Cox  
320 El Camino Real  
Chelsea, AL 35043

Prepared By:  
James R. Moncus, Jr.  
1313 Alford Avenue  
Birmingham, Alabama 35226

Inst # 2002-02757

01/15/2002-02757  
03:50 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CH 132.50

### SPECIAL WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

Know all men by these presents, this deed made this the 2 day of January, 2002, by and between AmSouth Bank, a Corporation (herein referred to as Grantor) and Gary R. Cox and Janette L. Cox, (hereinafter referred to as Grantee);

#### WITNESSETH THAT:

The Grantor does hereby for and in consideration of Two Hundred Eighty Five Thousand and No/100 Dollars (\$285,000.00) Dollars and other good and valuable consideration, in hand paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the Grantee, the following described real estate in Shelby County, Alabama, to-wit:

**Lot 29, according to the survey of High Chaparral Sector B, as recorded in Map Book 16, Page 69, in the Probate Office of Shelby County, Alabama.**

#### Subject to:

1. Ad valorem taxes due and payable October 1, 2002.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.

\$ 166,500.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.

All rights of redemption arising from that certain foreclosure deed recorded in Instrument 2001-6325, said rights to expire October 24, 2002.

To have and to hold unto the said Grantees heirs and assigns, forever.

And the Grantor does hereby covenant with Grantee, except as above noted that, at the time of delivery of this Deed, the premises were free from all encumbrances made by them and that they shall warrant and defend the same against the lawful claims and demands of all persons claiming, by, through and under them as Grantors herein abut not otherwise.

IN WITNESS WHEREOF, the Grantor, by Julie Beausang, its Vice President, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 2 day of January, 2002.

AMSOUTH BANK,

By: Julie Beausang  
Its: Vice President

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Solke Boonsang, whose name as Vice President of AmSouth Bank, a corporation, 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, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 2 day of January, 2002.



Lori Thomson  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

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