

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) Teresa Diane Cox
(Address) 70 Cupids Lane
Chelsee, AL 35043

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 Five Hundred DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Teresa Diane Cox, a married woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Teresa Diane Cox and Husband, Roger 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:

See Exhibit A

Teresa Diane Cox is one in the same person as Tersa Dóane Foster, grantee in
inst. 2002-7963

Inst # 2002-11352

03/08/2002-11352
02:52 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CH 17.50

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 HEREOF, she have hereunto set her hand(s) and seal(s), this 8th day of MARCH, 2002.

WITNESS:

_____(Seal) Teresa Diane Cox (Seal)
_____(Seal) Teresa Diane Cox (Seal)
_____(Seal) _____ (Seal)

STATE OF ALABAMA
Shelby COUNTY }

I, Mike T. Atchison, a Notary Public in and for said County, in said State, hereby certify that Teresa Diane Cox 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of March A. D., 19

Mike T. Atchison
Notary Public.
My Commission expires 10/1/04

EXHIBIT A

From the Southeast corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 35, Township 20 South, Range 1 West, Shelby County, Alabama, proceed North along the east boundary of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 200.57 feet to the point of beginning of herein described Tract #3; thence continue North along said course a distance of 1123.52 feet to the Northeast corner of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence turn 90 deg. 35 min. 04 sec. left and proceed west along the North boundary of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ a distance of 524 feet to the Northeast corner of property described by that certain deed on record in the Office of the Judge of Probate of Shelby County, Alabama, in Deed Book 295 page 808; thence turn 90 deg. left and proceed South along the East boundary of said property a distance of 210 feet to the Southeast corner of same; thence turn 90 deg. right and proceed West along the South boundary of said property a distance of 210 feet to the Southwest corner of same; thence turn 90 deg. right and proceed North along the West boundary of same a distance of 210 feet to the northwest corner of said property, said point being on the North boundary of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence turn 90 deg. left and proceed west along the North boundary of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ a distance of 595.33 feet to the Northwest corner of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 35; thence turn 00 deg. 59 min. 19 sec. right and proceed Westerly along the North boundary of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34, Township 20 South, Range 1 West, a distance of 271.13 feet to a point on the East right of way boundary of the Columbiana Chelsea Paved Highway; thence turn 92 deg. 00 min. 27 sec. left and proceed along the East right of way line of said road a distance of 106.57 feet; thence continue along the East right of way boundary of said road the following courses; turn 05 deg. 37 min. 10 sec. left and run 100.66 feet; turn 06 deg. 03 min. 27 sec. left and run 117.84 feet; turn 07 deg. 37 min. left and run 101.6 feet; turn 05 deg. 59 min. 11 sec. left and run 99.0 feet; turn 06 deg. 29 min. 50 sec. left and run 97.6 feet to a point on the East right of way line of said road and being in the center of a gravel driveway; thence turn 110 deg. 37 min. left and proceed along the center of said road a distance of 121.47 feet; thence continue along the center of said gravel driveway the following courses: turn 16 deg. 27 min. 48 sec. right and run 66.0 feet; turn 17 deg. 21 min. 18 sec. right and run 302.59 feet; turn 83 deg. 03 min. 16 sec. left and run 139.83 feet to a point in the center of said driveway; thence turn 115 deg. 44 min. 23 sec. right and leaving said driveway proceed Southeasterly a distance of 648.15 feet; thence turn 81 deg. 45 min. 54 sec. right and proceed South a distance of 304.66 feet; thence turn 00 deg. 18 min. 06 sec. right and continue in a Southerly direction a distance of 486.95 feet; thence turn 97 deg. 30 min. 05 sec. left and proceed Easterly a distance of 476.6 feet to the point of beginning. The above described property is located in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 35 and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34, all in

EXHIBIT A CONT.

Township 20 South, Range 1 East, Shelby County, Alabama, being situated in Shelby County,
Alabama

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