

This Instrument Was Prepared By:  
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2491 Pelham Parkway  
Pelham, Alabama 35124

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of \$13,000.00 to the undersigned in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, Jackie S. Fox & Thomas F. Fox, a married couple hereby grant, bargain, sell and convey unto Thomas F. Fox the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 38 according to the Survey of Dearing Downs 11th Addition as recorded in Map Book 15, Page 90, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Grantee's address: 1918 Seattle Slew Drive  
Helena, AL 35080

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said Grantor for their successors and assigns covenant with the said GRANTEEES, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, hereunto set hand and seal on this the

25<sup>th</sup> day of April, 2002.

Jackie S. Fox

Jackie S. Fox

Thomas F. Fox

Thomas F. Fox

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Jackie S. Fox and Thomas F. Fox, a married couple, whose name are signed to the foregoing conveyance and who known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25<sup>th</sup> day of April, 2002.

James Adellman

Notary Public

My Commission Expires:  
NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: MARCH 12, 2005