

This instrument was prepared by  
(Name) DAVID F. OVSON, LLC  
(Address) 1130 South 22nd Street  
Birmingham, Alabama 35205

Send Tax Notice To: William C. Cook  
name  
118 Lenox Drive  
address  
Birmingham, AL 35242

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA }  
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED EIGHTY SEVEN THOUSAND AND NO/100-----  
----- DOLLARS (\$187,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Russell D. Rutledge and Kerinda L. Rutledge, husband and wife

(herein referred to as grantors) do grant, bargain, sell and convey unto William C. Cook and Wendy T. Cook,  
Birmingham, AL 35223

(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 38, according to the Survey of Lenox Place Phase One, as recorded in  
Map Book 19, page 44, in the Probate Office of Shelby County, Alabama.

- SUBJECT TO:  
1. Ad valorem taxes for the year 2004, which are a lien, but not yet due  
and payable until October 1, 2004.  
2. Easements, rights-of-ways, restrictions, conditions and covenants of  
record.

*of*  
\$ 97,000.00 of the purchase price recited herein was derived from  
the proceeds of a mortgage loan closed simultaneously herewith.

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 WHEREOF, we have hereunto set our hand(s) and seal(s), this 26th  
day of May, 2004.

\_\_\_\_\_(Seal) Russell D. Rutledge \_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal) Kerinda L. Rutledge \_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, David F. Ovson, a Notary Public in and for said County, in said State, hereby certify that  
Russell D. Rutledge and Kerinda L. Rutledge, husband and wife  
whose name(s) 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 conveyance they executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 26th day of May A.D., 2004

David F. Ovson Notary Public  
NOTARY PUBLIC STATE OF ALABAMA  
MY COMMISSION EXPIRES ON 05-27-2004  
60 N. GULF BLVD. SUITE 1000 BIRMINGHAM, AL 35203