

STATE OF ALABAMA

NO OPINION RENDERED

CULLMAN COUNTY


NO ABSTRACT REQUESTED

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

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No/100 Dollars (\$10.00) and other valuable considerations to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,

RODNEY AINSWORTH, a married man


20040907000496980 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
09/07/2004 10:31:00 FILED/CERTIFIED

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto:

JIMMY M. COCKRELL and wife, STEPHANIE COCKRELL

(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 12 Stage Coach Trace, Sector 1, as recorded in Map Book 25, Page 24 A, B, & C in the Probate Office of Shelby County, Alabama.

Description according to survey of J. Albert Hill, Ala. Reg. No. 9682, dated March 29, 2000.

The above property is not part of the grantor's homestead.

This description provided to Fuller & Willingham by Grantor(s). The draftsman makes no warranty that the description referenced in this document is correct, or that the Grantor(s) is/are the owner(s) of the premises. Unless separately contracted for, no title examination has been performed, and there are no representations made that any subdivision restrictions, state, county or city regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding land owners or existing easements that may exist on the property but are not referenced in this document.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with right of survivorship.

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, I (we) have hereunto set my (our) hand(s) and seal(s), this 27th day of August, 2004.

PURCHASE PRICE: \$69,000.00


RODNEY AINSWORTH

**** \$160,550.00 of the above consideration was paid from the proceeds of from 1st and 2nd mortgage closed simultaneously herewith.**

This document
prepared by
an J. Willingham

FULLER
&
WILLINGHAM
ATTORNEYS AT LAW
413 FIRST AVENUE SW
POST OFFICE BOX 1213
CULLMAN, ALABAMA
35056-1213
256) 734-2023

STATE OF ALABAMA

20040907000496980 Pg 2/2 15.00
Shelby Cnty Judge of Probate, AL
09/07/2004 10:31:00 FILED/CERTIFIED

COUNTY OF CULLMAN

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that RODNEY AINSWORTH, a married man, 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 27th day of August, 2004.



Notary Public

My Commission Expires: 1-13-08

TAX INFORMATION

Jimmy & Stephanie Cockrell
156 Sunset Trail
Alabaster, AL 35007