

SEND TAX NOTICE TO: CATHERINE C. LAWSON
117 BEACH CIRCLE
BIRMINGHAM, ALABAMA 35242

WARRANTY DEED

STATE OF ALABAMA,
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$156,000.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, **JASON COKER and ANGELA COKER, HUSBAND AND WIFE**, (herein referred to as GRANTOR(S)), do hereby GRANT, BARGAIN, SELL and CONVEY unto **CATHERINE C. LAWSON**, (herein referred to as GRANTEE(S)), their heirs and assigns, the following described real estate, situated in the County of SHELBY, and State of Alabama, to-wit:

LOT 15, ACCORDING TO THE SURVEY OF CAHABA BEACH TOWNHOMES, AS RECORDED IN MAP BOOK 22, PAGE 31, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$124,800.00 and \$31,200.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 1st day of October, 2004.

WITNESS:

Jason Coker (L.S.) by Angela Coker att
JASON COKER
BY: ANGELA COKER, ATTORNEY IN FACT
Angela Coker (L.S.)
ANGELA COKER

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE HEREBY CERTIFY THAT ANGELA COKER, INDIVIDUALLY AND AS ATTORNEY IN FACT FOR JASON COKER, SIGNED TO THE FOREGOING CONVEYANCE AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME THIS DATE THAT BEING INFORMED OF THE CONVEYANCE, SHE, INDIVIDUALLY AND IN HER CAPACITY AS ATTORNEY IN FACT, AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTAIRLY ON THE DATE THE SAME BEARS DATE. GIVEN UNDER MY HAND AND SEAL THIS THE 1ST DAY OF OCTOBER, 2004.

Christopher P. Moseley
NOTARY PUBLIC

CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/27/05

THIS INSTRUMENT IS PREPARED BY:
CHRISTOPHER P. MOSELEY
MOSELEY AND ASSOCIATES, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, ALABAMA 35243

