

This instrument was prepared by:
Perryn G. Carroll, Attorney at Law
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Birmingham, Alabama 35253

WHEN RECORDED RETURN TO:
Perryn G. Carroll, Attorney at Law
P.O. Box 530543
Birmingham, Alabama 35253



20050506000218770 1/2 \$53.00
Shelby Cnty Judge of Probate, AL
05/06/2005 02:56:22PM FILED/CERT

Form 1-1-27 Rev 1-66

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the Sales Price, paid by **Mortgage in the amount of One Hundred Fifty Six Thousand Dollars and No 00/100 (\$156,000.00)** filed at the same time as this deed, to the undersigned grantors, M. J. Hardy, Sr. and Frances Hardy, a married couple, (herein referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged the said GRANTORS does by these presents, grant bargain, sell and convey unto Mark B. Cox and Kimberly M. Cox, a married couple, (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate in Shelby County.

Lot 64, according to the Map of Chandalar South, First Sector, as recorded in Map Book 5, Page 106, in the Office of the Judge of Probate of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject To:

1. Building and setback lines of 35 feet as recorded in Map Book 5, Page 106, in the Probate Office of Shelby County, Alabama.
2. 7.5 foot easement along rear lot line as per plat.
3. Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Misc. Book 6, Page 656, in the Probate Office of Shelby County, Alabama.
4. Easement as to underground cables as recorded in Misc. Book 2, Page 707.
5. Agreement with Alabama Power Company as recorded in Deed Book 277, Page 471.
6. Easement to Alabama Power Company as recorded in Deed Book 264, Page 28, in the Probate Office of Shelby County, Alabama.
7. Permit to Alabama Power Company as recorded in Deed Book 278, Page 477.

Shelby County, AL 05/06/2005
State of Alabama

Deed Tax: \$39.00

And said Grantors do for themselves, their heirs, successors and assigns covenant with the said Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of said premises, it is free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey same as aforesaid: that they will and their successors and assigns shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures and seals, this 22nd day of April, 2005.

Witness

M.J. Hardy Sr.
M.J. Hardy, Sr.

Witness

Frances Hardy
Frances Hardy

STATE OF ALABAMA
JEFFERSON COUNTY


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that M.J. Hardy, Sr. and Frances Hardy, a married couple, individually whose name is signed to the foregoing conveyance, and who is know to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily as her act on the day the same bears date.

Given under my hand and official seal the 22nd day of April, 2005.

My Commission Expires

3-21-2006

Christine Nickles
Notary Public


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