

20050803000392780 1/2 \$49.00
Shelby Cnty Judge of Probate, AL
08/03/2005 10:54:42AM FILED/CERT

RELI, INC.
Medium Trace Parkw
Suite #104
Alabama 35244

Send tax notice to:
JOHN K. McCOY
2587 Royal Court
Pelham, AL 35124

This instrument prepared by: HUDDSON
Stewart & Associates, P.C.
3595 Grandview Pkwy, #345
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy Five Thousand and 00/100 Dollars (\$175,000.00) in hand paid to the undersigned Keith E. McCoy and Caryl M. McCoy, husband and wife (hereinafter referred to as Grantors") by John K. McCoy and Tammy McCoy, husband and wife (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 42, according to the survey of Royal Oaks, Third Sector, First Addition, as recorded in Map Book 8, Page 26, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2005 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINERAL AND MINING RIGHTS NOT OWNED BY GRANTORS.

RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE COMPANY AS RECORDED IN DEED BOOK 329, PAGE 432.

ALL OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF TWO MORTGAGE LOANS.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s) Keith E. McCoy and Caryl M. McCoy, husband and wife hereunto set their signature(s) and seal(s) on June 27th, 2005.

Keith E. McCoy
Keith E. McCoy
Caryl M. McCoy
Caryl M. McCoy

Shelby County, AL 08/03/2005
State of Alabama

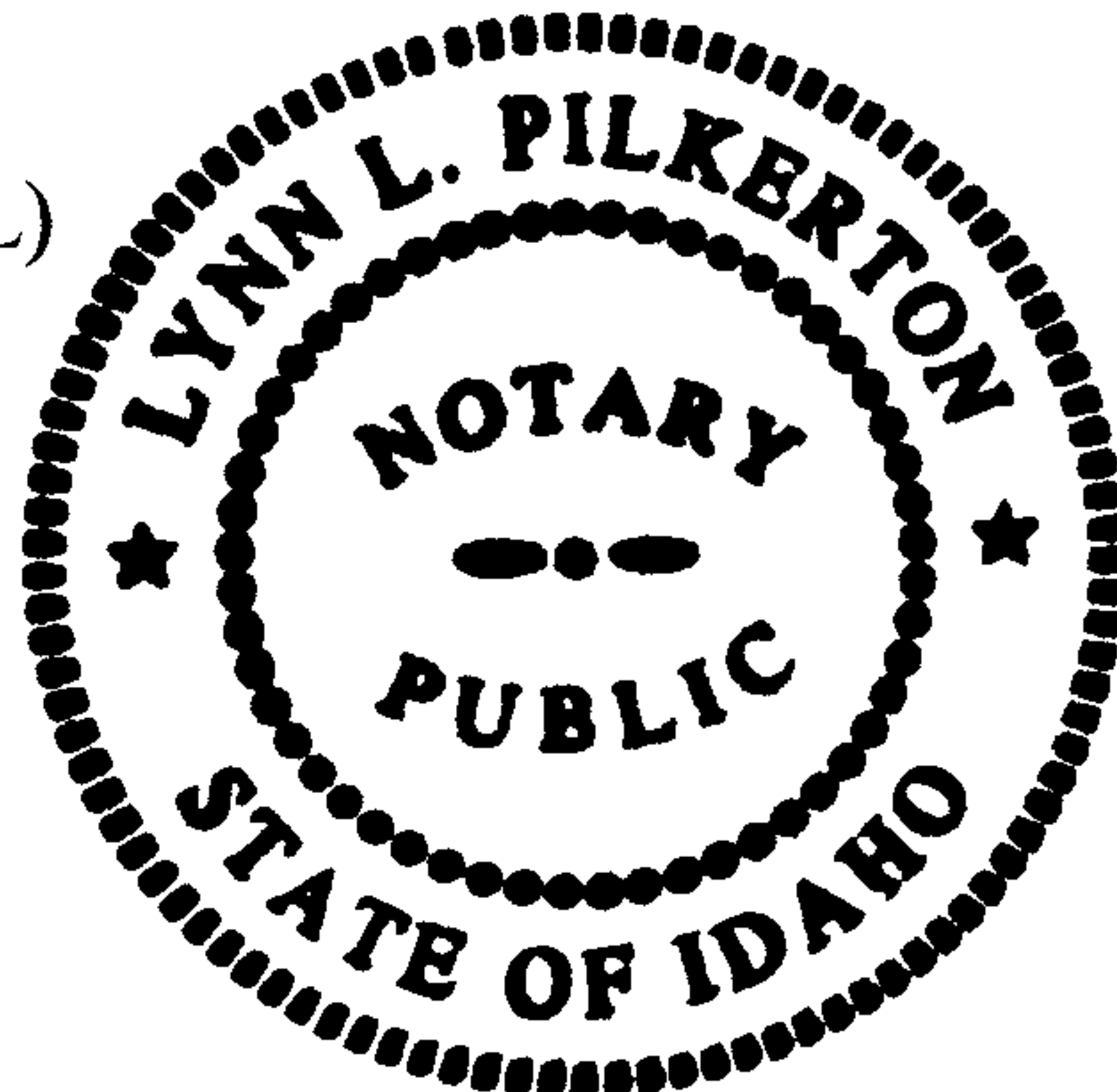
Deed Tax: \$35.00

STATE OF Idaho
COUNTY OF Permi

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Keith E. McCoy and Caryl M. McCoy, husband and wife, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, 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 June, 2005.

(NOTARIAL SEAL)



Lynn L. Pilkerton

Notary Public

Print Name: Lynn L. Pilkerton

Commission Expires: 02/28/07