

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE. DESCRIPTION FURNISHED BY GRANTOR.

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Charles M. Cox
889 Old Deer Creek Road
Sterrett, AL 35147

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

\$5000.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE DOLLAR and OTHER GOOD AND VALUABLE CONSIDERATION, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, TAMMY GRIFFIN, a married woman, grant, bargain, sell and convey unto CHARLES M. COX, the following described real estate, situated in: Shelby County, Alabama, to-wit:

All that part of the W ½ of the E ½ of the SW ¼ of the SW ¼ of Section 29, Township 18 South, Range 1 East, which lies North of Shelby County Highway 43 right of way.

LESS AND EXCEPT the following described property, to-wit:

Begin at the NE corner of the West ½ of the East ½ of the SW ¼ of the SW ¼ of Section 29, Township 18 South, Range 1 East, Shelby County, Alabama; thence run South 01 degrees 12 minutes 36 seconds West for 281.56 feet to a set ½-inch rebar; thence run South 73 degrees 42 minutes 44 seconds West for 156.70 feet to a set ½-inch rebar; thence run North 01 degrees 04 minutes 10 seconds East for 321.59 feet to a set ½-inch rebar; thence run North 87 degrees 54 minutes 57 seconds East for 150.00 feet to the point of beginning.

Also, a 30-foot easement for ingress, egress, and utilities, described as follows:

Commence at the NE corner of the West ½ of the East ½ of the SW ¼ of the SW ¼ of Section 29, Township 18 South, Range 1 East, Shelby County, Alabama; thence run South 01 degrees 12 minutes 36 seconds West for 281.56 feet to a set ½-inch rebar; thence run South 73 degrees 42 minutes 44 seconds West for 138.12 feet to the point of beginning of a 30-foot easement lying 15-feet on either side of the following described centerline; thence run South 24 degrees 42 minutes 44 seconds West for 16.64 feet; thence run South 44 degrees 01 minutes 52 seconds West for 89.18 feet; thence run South 30 degrees 02 minutes 49 seconds West for 165.30 feet; thence run South 46 degrees 06 minutes 21 seconds West for 207.49 feet; thence run South 49 degrees 51 minutes 47 seconds West for 192.31 feet; thence run South 03 degrees 24 minutes 17 seconds West for 39 feet to the centerline of Old Bear Creek Road (Hwy. No. 43), and the end of said easement.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the household of the grantor, or of her spouse.

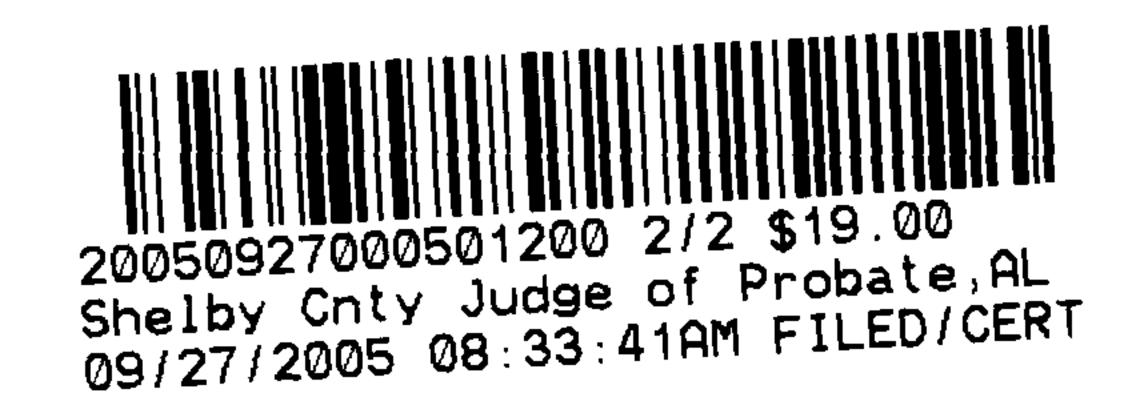
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10 day of Jupus, 2005.

TAMMY GRIFFIX

## STATE OF ALABAMA COUNTY OF SHELBY



I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **TAMMY GRIFFIN**, 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 10 th day of lague, 2005.

Notary Public

My Commission Expires: 19-22-2005

Shelby County, AL 09/27/2005 State of Alabama

Deed Tax:\$5.00