

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

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

  
20060316000121950 1/1 \$16.00  
Shelby Cnty Judge of Probate, AL  
03/16/2006 08:29:53AM FILED/CERT

Send Tax Notice to:  
**Floyd Carson Cox**

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

STATE OF ALABAMA )  
SHELBY COUNTY)

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **FIVE THOUSAND AND NO/100 DOLLARS (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

**James Graham and wife, Irene Graham**

(herein referred to as grantor) grant, bargain , sell and convey unto

**Floyd Carson Cox and wife, Ruby Fay Scoggins Cox**

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Commence at the SW corner of the SW ¼ of NE ¼ , Section 35, Township 21 South, Range 1 West, said point being the point of beginning; thence run Northerly along the West line of said ¼ - ¼ Section, a distance of 210 feet; thence turn an angle to the right and run Easterly parallel with the South line of said ¼ - ¼ Section, a distance of 210 feet; thence turn an angle to the right and run Southerly parallel with the West line of said ¼ - ¼ Section, a distance of 210 feet to a point on the South line of said ¼ - ¼ Section; thence run Westerly along the South line of said ¼ - ¼ Section, a distance of 210 feet to the point of beginning.  
Situating in Shelby County, Alabama.

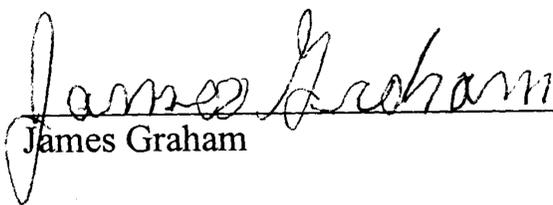
Subject to all easements, restrictions and rights-of-way of record.

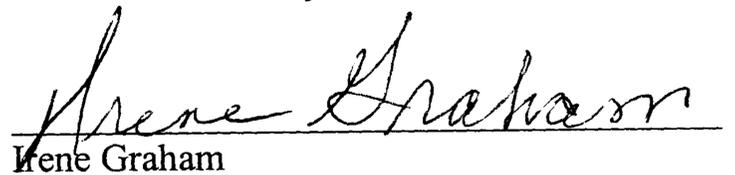
Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record.

**TO HAVE AND TO HOLD** Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 15th day of March, 2006.

  
James Graham

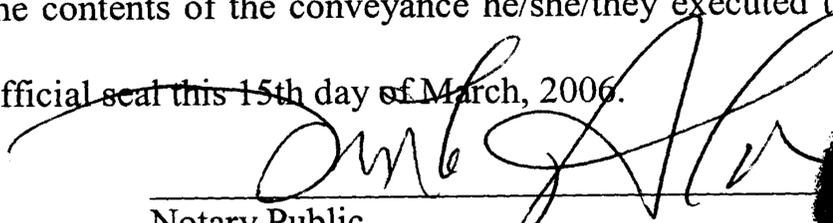
  
Irene Graham

STATE OF ALABAMA)  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that  
**James Graham and Irene Graham**

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 15th day of March, 2006.

  
Notary Public

My Commission Expires: 10/16/08

