20060512000224900 1/2 \$144.00 Shelby Cnty Judge of Probate, AL 05/12/2006 10:05:40AM FILED/CERT

## WARRANTY DEED

This instrument was prepared by: B. CHRISTOPHER BATTLES 3150 HIGHWAY 52 WEST PELHAM, AL. 35124

Send tax notice to:
Moore Handley, Inc.
PO Box 2607
Birmingham, Alabama 35202

## STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred thirty thousand** and no/100 (\$130,000.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Ray Cox and Betty Cox, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Moore Handley, Inc.** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby** County, Alabama, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Millard Raymond Cox and Ray Cox are one and the same person.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

| In Witness V    | Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 13th day of |
|-----------------|---|
| February, 2006. |   |
|                 | Læn Cox   |
|                 | Ray Cox   |
|                 | Letty Cox   |
|                 | Betty Cox   |

## STATE OF ALABAMA COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Ray Cox and Betty Cox, husband and wife** 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 13th day of February, 2006.

Shelby County, AL 05/12/2006 State of Alabama

State of Alabama

Deed Tax: \$130.00

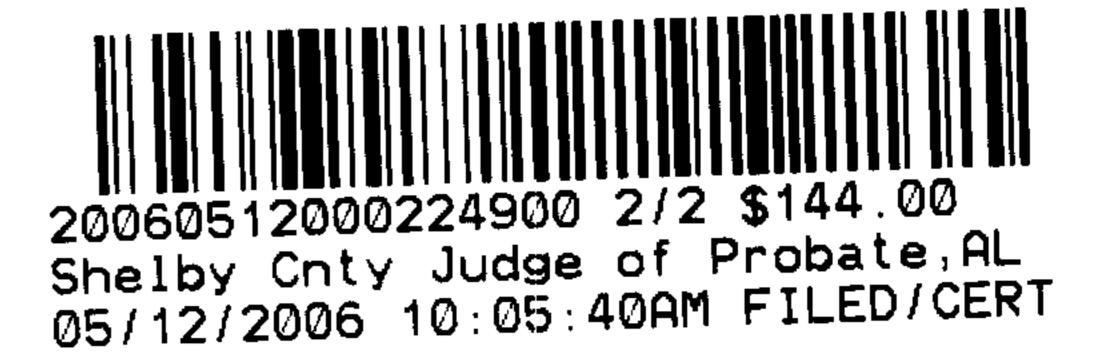
Notary Public

My Commission Expires: 02-25-09

B. CHRISTOPHER BATTLES

Notary Public - Alabama, State At Large

My Commission Expires 2 / 25 / 2009



## EXHIBIT "A" LEGAL DESCRIPTION

Begin on the west line of old U. S. Highway #31 at the place where it crosses the south line of the SW ¼ of Section 13, Township 20 South, Range 3, West and run along said right of way north 13 degrees 45 minutes west, 312.5 feet; thence South 89 degrees 30 minutes West 322 feet to the point of beginning of the land herein conveyed; thence continue South 89 degrees 30 minutes West 150 feet; thence South 13 degrees 45 minutes East 164.5 feet; thence North 89 degrees 30 minutes East 150 feet; thence North 13 degrees 45 minute West 164.5 feet to the point of beginning; containing .566 acres and being situated in the SW ¼ of the SW ¼ of Section 13, Township 20 South, Range 3, West.

Also the right, along with other adjoining property owners to use the following described strip of land as a road right of way; it being the intention that said roadway shall belong to the persons owning the above described property, their heirs and assigns forever. That said described strip of property is described as follows:

Commence at the south line of SW ¼ of SW ¼ of Section 13, Township 20 South, Range 3, West where the same crosses the west line of U. S. Highway #31 and run along the west line of said highway north 13 degrees 45 minutes West 128 feet of the point of beginning of the strip of land herein described; thence South 89 degrees 30 minutes West 472 feet; thence North 13 degrees 45 minutes West 20 feet; thence North 89 degrees 30 minutes East 472 feet to the west line of the said highway; thence along same south 13 degrees 45 minutes east 20 feet to the point of beginning.

ALSO:

Begin on the west line of old Highway #31 at the place where it crosses the south line of the SW ¼ of the SW ¼ of Section 13, Township 20 South, Range 3, West and run along said right of way North 13 degrees 45 minutes West, 312.5 feet (317.83 feet measured); thence South 89 degrees 30 minutes West, (South 88 degrees 34 minutes 44 seconds West measured) 322 feet to the point of beginning of the land herein conveyed; thence North 88 degrees 34 minutes 44 seconds East., a distance of 81.72 feet; thence South 11degrees 50 minutes 01 seconds East, a distance of 15.39 feet; thence continue southerly along said line, a distance of 152.83 feet; thence South 88degrees 34 minutes 44 distance of 169.33 feet to the POINT OF BEGINNING.

A. B.C.