

This instrument was prepared by: Townes, Woods & Roberts, P.C. bert717 Kerr Drive / Post Office Box 96 Gardendale, Alabama 35071 (205) 631-4019

Send Tax Notice to:

James A. Cox

1409 Royalty Drive

Alabaster, HL 3500

WARRANTY DEED (Joint Tenants with Right of Survivorship)

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Sixty-Five Thousand 00/100------------------Dollars (\$165,000.00) to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Rodney G. Floyd, a married man

(herein referred to as grantors, do grant, bargain, sell and convey unto

James A. Cox and Jana H. Cox

(herein referred to as GRANTEES, as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to wit:

Lot 48, according to the Survey if Kingwood, First Addition, as recorded in Map Book 6, page 90, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

\$132,000.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

\$13,000.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The above described property is not the homestead of the grantor herein, or his spouse as referenced in Code Section 6-10-2.

TO HAVE AND TO HOLD to 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 said GRANTEES, their heirs and assigns, that I an (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 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands and seals this 13th day of October 2006.

Rodney G. Floyd

Notary Public

Shelby County, AL 10/31/2006

State of Alabama

Deed Tax: \$20.00

General Acknowledgement

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Rodney G. Floyd**, a married man, 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, they executed the same voluntarily on the day the same bears date.

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

My Commission Expires: 10290