

This instrument was prepared by Frank Steele Jones Frank Jones & Associates, LLC 2633 Valleydale Road, Suite 200 Birmingham, Alabama 35244

SEND TAX NOTICE TO: Teresa A. Nelson 604 Lane Park Terrace Maylene, Al 35114

WARRANTY DEED

STATE OF ALABAMA)	
		KNOW ALL MEN BY THESE PRESENTS:
Shelby COUNTY)	

That in consideration of Two Hundred Forty Five Thousand Dollars and No Cents (\$245,000.00) and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, Robert W. Fox and wife, Charlotte G. Fox (herein referred to as the "Grantors", whether one or more), grant, bargain, sell and convey unto Teresa A. Nelson, a single person (herein referred to as the "Grantees", whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

The NE ¼ of the NW ¼ of Section 15, Township 21, Range 3 West more particularly described as follows: Commence at the NE corner of said NE ¼ of the NW ¼ and run thence West along the North line of said last named forty acres 990 feet; thence 90 deg. left for a distance of 210 feet to the point of beginning of the land herein described; thence continue South along said course 195 feet; thence 90 deg. left for a distance of 175 feet; thence 90 deg. left for a distance of 175 feet to the point of beginning. Being situated in Shelby County, Alabama.

Subject to all easements, restrictions, rights-of-way of record and the ad valorem taxes for 2007 and subsequent years.

\$196,000.00 of the purchase price is paid for with a 1st mortgage which is being simultaneously recorded herewith.

\$49000.00 of the purchase price is paid for with a 2nd mortgage which is being simultaneously recorded herewith.

And we do for ourselves and for their heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that we are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals, this 31st day of January, 2007.

Robert W. Fox

Charlotte G. Fox (Seal)

Shelby County, AL 02/06/2007 State of Alabama

Deed Tax: \$200.00

State of Alabama

General Acknowledgment

Shelby County

that **Robert W. Fox and Charlotte G. Fox** 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 as their own acts on the day the same bears date.

Given under my hand and official seal this 31st day of January, 2007.

Notary Public

My Commission Expires: