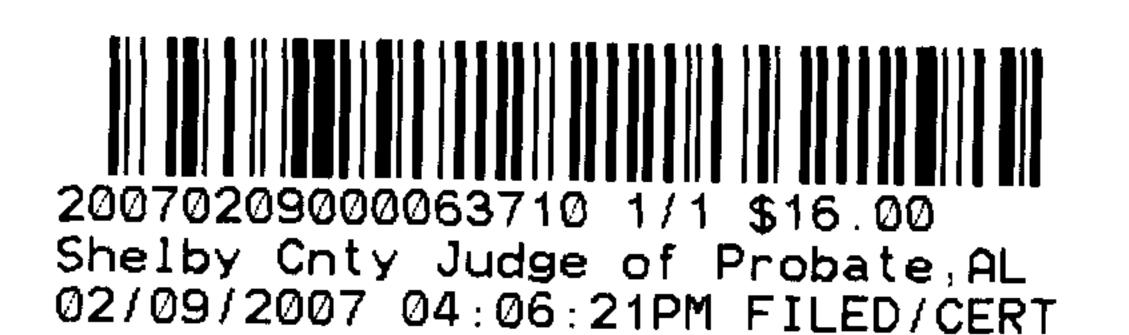
THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.

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



Send Tax Notice to: Jason Cox 881 Rock School Rd. Harpersville, AL. 35078

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA SHELBY COUNTY)

Shelby County, AL 02/09/2007 State of Alabama

Deed Tax: \$5.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration FIVE THOUSAND AND NO/00 (\$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, FLOYD W. COX, SR., a single man (herein referred to as Grantor) grant, bargain, sell and convey unto, JASON COX and wife, LEEANN COX, (herein referred to as Grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Commence at the Southwest corner of the SW1/4 of the NE1/4 of Section 33, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed North along the west boundary of said 1/4-1/4 section for a distance of 518 feet to the point of beginning. From this beginning point continue N 1 degree E along west boundary of said 1/4-1/4 section for a distance of 384.78 feet; thence proceed S 89 degrees E for a distance of 205.45 feet; thence proceed S 1 degree 09 minutes 41 seconds W for a distance of 379.98 feet; thence run westerly parallel to the North line of said 1/4- 1/4 section 205.45 feet, more or less, to the point of beginning. The land is located in the SW1/4 of the NE1/4 of Section 33, Township 19 South, Range 1 East, Shelby County, Alabama.

Also conveyed is an easement for ingress, egress, and utilities, being a strip 20-foot wide lying South of the SW corner and North of Shelby County Road 450.

Also conveyed is a right to use existing driveway lying North of County Road 450 to South line of property described herein as an easement for ingress and egress.

SUBJECT TO:

- Ad valorem taxes due and payable October 1, 2007
- 2. Easements, restrictions, rights of way, and permits of record.

FLOYD W. COX, SR. is the surviving Grantee in Instrument #1992-13007, BILLIE B. COX having died on 16+4 June 2006.

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 9th day of February, 2007.

FLOYDW. COX, SR.

STATE OF ALABAMA) SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that FLOYD W. COX, SR., whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of February, 2007.

Notary Public
My Commission Expires: 10-16-08