

STATE OF ALABAMA)
SHELBY COUNTY)

20080423000165000 1/1 \$93.00
Shelby Cnty Judge of Probate, AL
04/23/2008 08:38:13AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of TWO HUNDRED THIRTY- TWO THOUSAND AND NO/100 DOLLARS (\$232,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **NEIL B. COX AND SPOUSE, CAROL C. COX** (GRANTORS) do grant, bargain, sell and convey unto **JENNIFER L. SMITH** (GRANTEE) the following described real estate situated in SHELBY, ALABAMA to wit:

LOT 186-A, ACCORDING TO THE FINAL PLAT OF RESIDENTIAL SUBDIVISION, INVERNESS COVE, PHASE 2, RESURVEY #1, AS RECORDED IN MAP BOOK 36, PAGE 110 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 1, 2008.

RESTRICTIONS, LIMITATIONS AND CONDITIONS SET OUT IN INST NO 20051006000521560 AND INST NO 2006013000047870.

EASEMENT TO ALABAMA POWER COMPANY RECORDED AS INST NO 20051031000563550.

PUBLIC UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 12 FOOT UTILITY EASEMENT ON REAR AND 9 FOOT ON SOUTHWEST SIDE OF SUBJECT LOT.

MINERAL AND MINING RIGHTS NOT OWNED BY GRANTOR.

TO HAVE AND TO HOLD unto the said **GRANTEE** her heirs, successors and assigns forever; And said **GRANTORS** do for themselves, their heirs, successors, and assigns covenant with said **GRANTEE**, her heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors and assigns shall, warrant and defend the same to the said **GRANTEE**, her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have caused this conveyance to be executed this the 18TH day of April, 2007.


NEIL B. COX

Seal


CAROL C. COX

Seal

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Gene W. Gray, Jr., a Notary Public in and for said County in said State, hereby certify that **NEIL B. COX AND SPOUSE, CAROL C. COX** whose names are signed to the foregoing instrument and who are personally known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date. Given under my hand and seal this 18TH day of April, 2007.


Notary Public
Commission Expires: 11/09/10

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 338
BIRMINGHAM, AL 35209
205 879 3400

SEND TAX NOTICE TO:
JENNIFER L. SMITH
1392 INVERNESS COVE
BIRMINGHAM, AL 35242
58-10-1-02-0-012-146.000

Shelby County, AL 04/23/2008
State of Alabama

Deed Tax: \$82.00