

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

  
20090206000039570 1/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
02/06/2009 09:08:50AM FILED/CERT

Shelby County, AL 02/06/2009  
State of Alabama

Deed Tax: \$5.00

Send Tax Notice to:  
**LEONARD GRIFFIN**  
**7727 BEAR CREEK RD**  
**STERRETT, AL**  
**3547**

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA       )  
SHELBY COUNTY        )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **FIVE THOUSAND DOLLARS and no/100 (\$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,

**CHARLES M. COX, A SINGLE MAN**

**(herein referred to as grantor)** grant, bargain , sell and convey unto,

**LEONARD AND TAMMY GRIFFIN, A MARRIED COUPLE**

**(herein referred to as grantees)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION**

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2009 and subsequent years.

\$0.00 of the above recited consideration was paid for from a first mortgage recorded simultaneously herewith.

**Deed performed without benefit of title and description provided by the grantee(s).**

**THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OF OR HER SPOUSE AS DEFINED BY THE CODE OF ALABAMA.**

**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 26<sup>th</sup> day of January 2009.

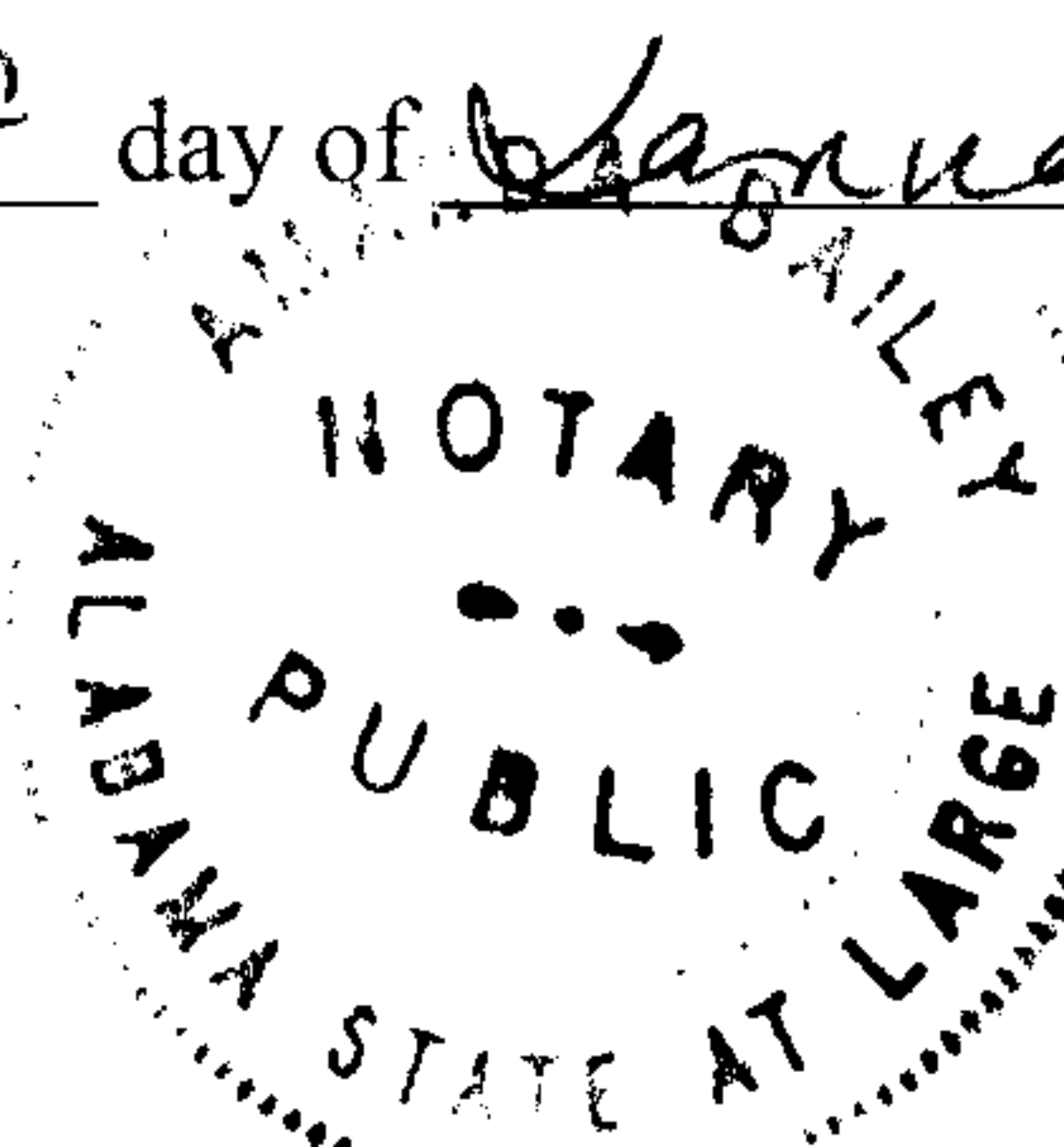
Charles M. Cox by Tammy Griffin  
as attorney in fact.  
**CHARLES M. COX**

**By: Tammy Griffin as Attorney in Fact as recorded in Inst. # 2007087000367040 in the Office of the Judge of Probate, Shelby County, Alabama.**


STATE OF ALABAMA       )  
SHELBY COUNTY        )

I, the undersigned authority, a Notary Public in and for said County, in said State hereby that **Charles M. Cox, by Tammy Griffin**, whose name is signed to the foregoing conveyance as Attorney in Fact, and who is 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 26<sup>th</sup> day of January 2009.

  
Amanda Bailey  
Notary Public  
My commission expires: 9/25/2012

# EXHIBIT A

  
20090206000039570 2/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
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All that part of the W  $\frac{1}{2}$  of the E  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 29, Township 18 South, Range 1 East, which lies North of Shelby County Highway 43 right of way.

LESS AND EXCEPT the following described property, to-wit:

Begin at the NE corner of the West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 29, Township 18 South, Range 1 East, Shelby County, Alabama; thence run South 01 degrees 12 minutes 36 seconds West for 281.56 feet to a set  $\frac{1}{2}$ -inch rebar; thence run South 73 degrees 42 minutes 44 seconds West for 156.70 feet to a set  $\frac{1}{2}$ -inch rebar; thence run North 01 degrees 04 minutes 10 seconds East for 321.59 feet to a set  $\frac{1}{2}$ -inch rebar; thence run North 87 degrees 54 minutes 57 seconds East for 150.00 feet to the point of beginning.

Also, a 30-foot easement for ingress, egress, and utilities, described as follows:

Commence at the NE corner of the West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 29, Township 18 South, Range 1 East, Shelby County, Alabama; thence run South 01 degrees 12 minutes 36 seconds West for 281.56 feet to a set  $\frac{1}{2}$ -inch rebar; thence run South 73 degrees 42 minutes 44 seconds West for 138.12 feet to the point of beginning of a 30-foot easement lying 15-feet on either side of the following described centerline; thence run South 24 degrees 42 minutes 44 seconds West for 16.64 feet; thence run South 44 degrees 01 minutes 52 seconds West for 89.18 feet; thence run South 30 degrees 02 minutes 49 seconds West for 165.30 feet; thence run South 46 degrees 06 minutes 21 seconds West for 207.49 feet; thence run South 49 degrees 51 minutes 47 seconds West for 192.31 feet; thence run South 03 degrees 24 minutes 17 seconds West for 39 feet to the centerline of Old Bear Creek Road (Hwy. No. 43), and the end of said easement.