


STATE OF ALABAMA
COUNTY OF SHELBY


20100202000031650 1/1 \$58.00
Shelby Cnty Judge of Probate, AL
02/02/2010 09:39:41 AM FILED/CERT

Shelby County, AL 02/02/2010

State of Alabama
Deed Tax : \$47.00

WARRANTY DEED- JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of \$500.00 and other good and valuable consideration to the undersigned Grantor(s), **Bunny Cox, an unmarried person**, in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **Bunny Cox and Heather Noelle McKittrick** (herein referred to as "Grantees") the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 28, ACCORDING TO THE SURVEY OF HIDDEN CREEK, AS RECORDED IN MAP BOOK 23, PAGE 97, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Address of the Property: 139 Hidden Creek Circle
Pelham, Alabama 35124

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A VALID TITLE SEARCH.

Subject to taxes for the year 2010 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this the 15th day of FEBRUARY, 20 10.

By: Bunny Cox
Bunny Cox, Grantor

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Bunny Cox, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of FEBRUARY, 20 10.

[Signature]
Notary Public

This Instrument Prepared By:
Kevin Hays, Attorney at Law
300 Vestavia Parkway, Suite 3450
Birmingham, AL 35216
205-978-4650

Send Tax Notices To:
Bunny Cox
139 Hidden Creek Circle
Pelham, AL 35124

