

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:  
Jennifer Q. Griffin  
KENDALL MADDOX & ASSOCIATES, LLC  
2550 Acton Road, Ste 210  
Birmingham, Alabama 35243

Send Tax Notice To:  
Martha P. Cox  
8500 Highway 51  
Westover, AL 35147

**WARRANTY DEED**

\$10,000.00

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**MARTHA P. COX, AN UNMARRIED WOMAN**

(herein referred to as Grantor, whether one or more), grants, bargains, sells and conveys unto

**LORRAINE C. FANCHER, ELAINE C. ABSTON, DAVID D. COX AND JANNINE C. GORE, as tenants-in-common**

(herein referred to as Grantee, whether one or more), reserving unto the Grantor, MARTHA P. COX, a life estate in the following described real estate, situated in Shelby County, Alabama, to-wit:

**See the attached Exhibit A for the legal description which is incorporated herein by reference.**

**TO HAVE AND TO HOLD** to the said grantee, his, her or their successors and assigns forever, subject to the reservation of the life estate of MARTHA P. COX, Grantor.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, his, her or their successors and assigns, that 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 **GRANTEE**, his, her or their successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal, this 29 day of September, 2009.

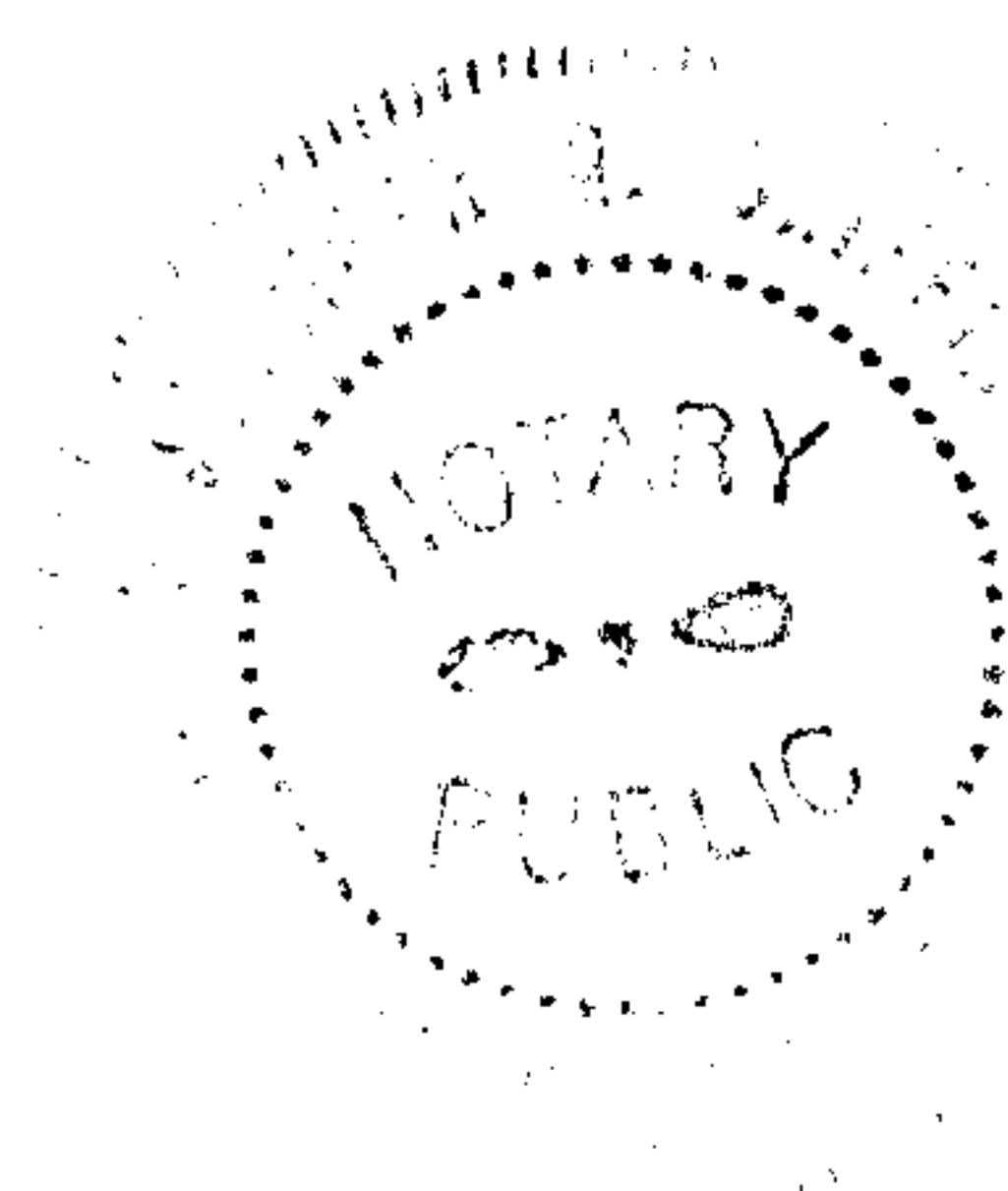
Martha P. Cox  
MARTHA P. COX

STATE OF ALABAMA )  
JEFFERSON COUNTY )

**GENERAL ACKNOWLEDGEMENT:**

I, Jennifer Q. Griffin, a Notary Public in and for said County, in said State, hereby certify that Martha P. Cox, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 29 day of September, 2009.



Jennifer Q. Griffin  
Notary Public

My Commission Expires: 10/4/2010

EXHIBIT A

A Parcel of land situated in the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NE Corner of above said  $\frac{1}{4}$  -  $\frac{1}{4}$ ; thence S00°00'00" E, a distance of 60.00' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 1,195.14' to a point on the Northerly R. O. W. line of Old Highway 280, 80' R.O.W.; thence N88°58'38"W and along said R.O.W. line, a distance of 229.01'; thence N01°03'07"E and leaving said R.O.W. line, a distance of 209.73'; thence N88°54'00"W, a distance of 209.91'; thence N89°00'13"W, a distance of 210.16'; thence S03°44'04"W, a distance of 210.74' to a point on the Northerly R.O.W. line of above mentioned Old Highway 280; thence N88°52'17"W and along said R.O.W. line, a distance of 470.73'; thence N26°39'50"W and leaving said R.O.W. line, a distance of 41.96' to a point on the Southeasterly R.O.W. line of Shelby County Highway 51, 80' R.O.W.; thence N35°32'36"E and along said R.O.W. line, a distance of 462.19'; thence N87°18'43"E and leaving said R.O.W. line, a distance of 292.55'; thence N02°36'05"W, a distance of 149.97'; thence S87°17'52"W, a distance of 175.07' to the Southeasterly R.O.W. line of above mentioned Highway 51; thence N36°00'39"E and along said R.O.W. line, a distance of 740.16'; thence N88°46'56"E and leaving said R.O.W. line, a distance of 333.99' to the POINT OF BEGINNING. Said Parcel containing 17.70 acres, more or less.

Subject to taxes, restrictions, rights-of-way, setbacks, zoning, exceptions, conditions, covenants and easements of record.

The property was surveyed by Surveyor, Rodney Y. Shiflett, Al. Reg. #21784



20100212000044020 2/2 \$26.00  
Shelby Cnty Judge of Probate, AL  
02/12/2010 01:56:32 PM FILED/CERT