

This instrument was prepared by:
L. Brooks Burdette
The Burdette Law Firm P.C.
113 Glenn Ave.
Trussville, AL 35173

Send Tax Notice To: Debra K. Cox
1115 7th St. SW
Alabaster, AL 35007

100
60.00

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

20100713000222360 1/1 \$61.00
Shelby Cnty Judge of Probate, AL
07/13/2010 01:45:24 PM FILED/CERT

That in consideration of Forty Nine Thousand dollars and Zero cents (\$49,000.00) to the undersigned grantor, Vanderbilt Mortgage and Finance, Inc, a Corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Debra K. Cox and Ann Wain (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama to-wit:

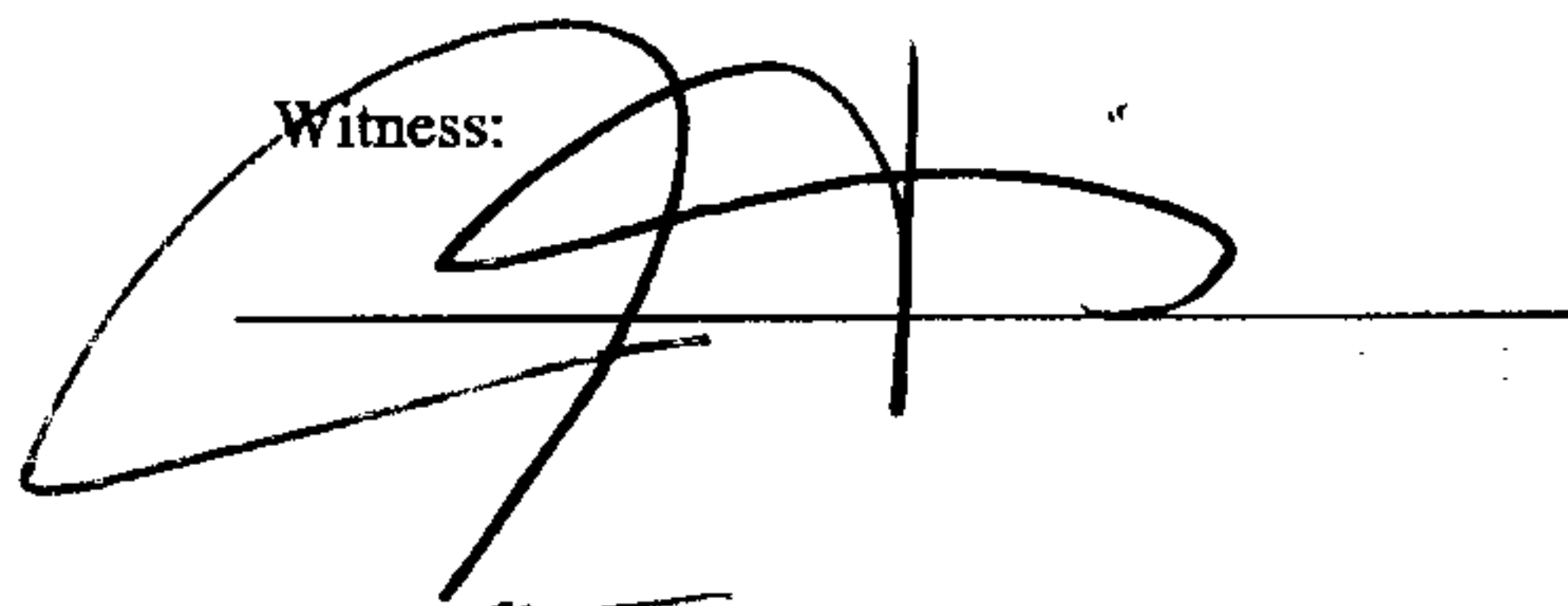
Lot No. 45 as shown on a map recorded in Map Book 5 Page 10 in the Probate Office of Shelby County, Alabama, entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller Reg. Civil Engineer on October 5, 1965 and being more particularly described as follows:

Begin at the intersection of the Northerly right-of-way line of 3rd Avenue West and the Westerly right-of-way line of Cotton Street, said right-of-way lines as shown on the Map of the Dedication of the Streets and Easements Town of Siluria, Alabama, thence Southwesterly along said right-of-way line of 3rd Avenue West for 115.0 feet; thence 90 deg. 09 min. 30 sec. right and run Northwesterly for 95 feet; thence 89 deg. 50 min. 30 sec. right and run Northeasterly for 115 feet to a point on the West line of Cotton Street; thence 90 deg. 09 min. 30 sec. right and run Southeasterly along said right-of-way line of Cotton Street for 95.00 feet to the Point of Beginning, being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said GRANTEE 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 does for itself, its successors and assigns, covenant with said GRANTEE, 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 GRANTEE, their heirs, executors and assigns forever, against the lawful claims of all persons.

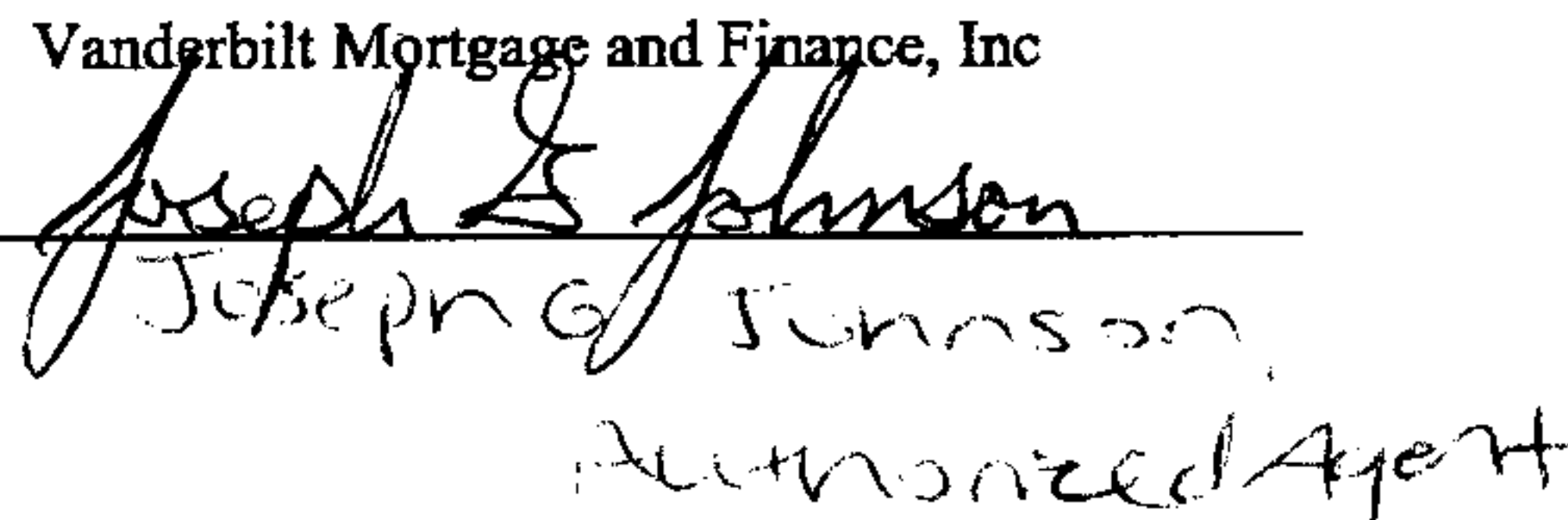
IN WITNESS WHEREOF, the said GRANTOR, by its Authorized Agent, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 11th day of June, 2010.

Witness:



Vanderbilt Mortgage and Finance, Inc

By:


Joseph G. Johnson
Authorized Agent

STATE OF

Tennessee

COUNTY OF

Blount }

I, the undersigned, a Notary Public in and for the said County in said State, hereby certify that Joseph G. Johnson whose name as Authorized Agent of Vanderbilt Mortgage and Finance, Inc, a corporation, 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/her, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 11th day of June, 2010.




Notary Public

Shelby County, AL 07/13/2010

State of Alabama

Deed Tax : \$49.00