

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Jason Blackmon

106 Lester St
Columbiana, Ala 35051

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Sixty Thousand dollars and Zero cents (\$60,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Cynthia Jo Poole, a single woman, Matilda Benton, a single woman, Floyd C. Cox, a married man, Mary Alice Blackmon, a married woman, John S. Cox, a married man and Emily Delene Berry, a married woman being all The Heirs at Law of Betty Jo Cox (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Jason Blackmon (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$51,892.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

Grantors herein are all the heirs at law of Betty Jo Cox is deceased, having died or about January 21, 2009.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 5th day of June, 2012.

Cynthia Jo Poole (SEAL)
Cynthia Jo Poole

Floyd C. Cox (SEAL)
Floyd C. Cox

John S. Cox (SEAL)
John S. Cox

Matilda Benton (SEAL)
Matilda Benton

Mary Alice Blackmon (SEAL)
Mary Alice Blackmon

Emily Delene Berry (SEAL)
Emily Delene Berry

(SEAL)

STATE OF Iowa

COUNTY Lucas

}

General Acknowledgment

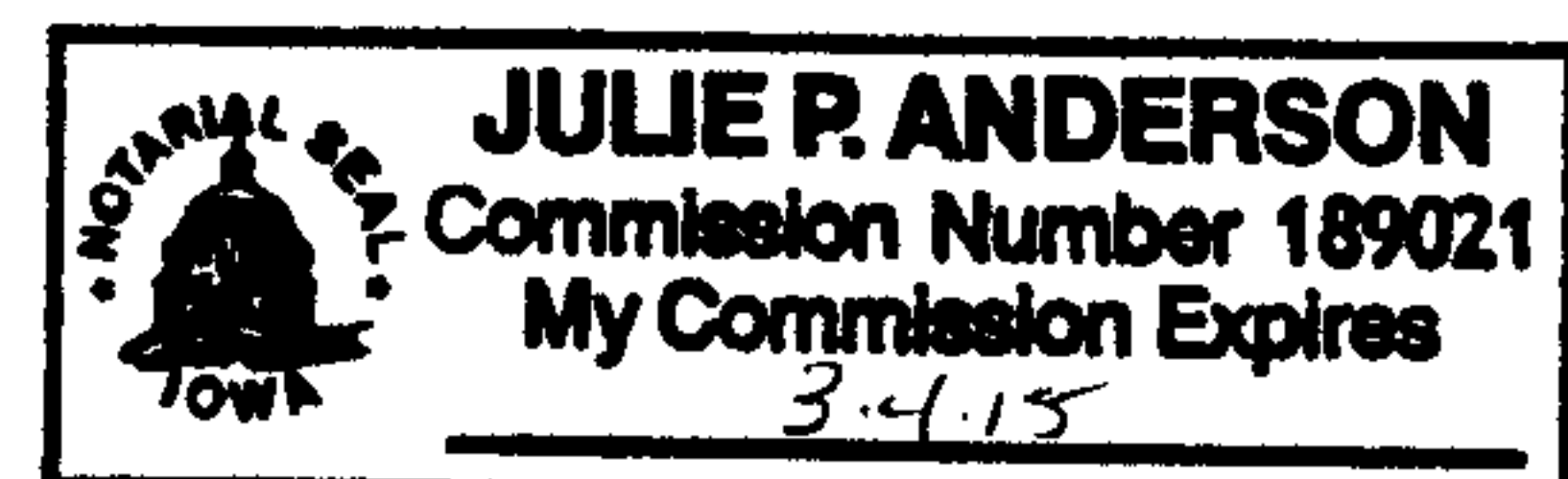
I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that John S. Cox whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of Jun, 2012.

My Commission Expires:

Julie P. Anderson
Notary Public

20120613000208120 1/3 \$30.50
Shelby Cnty Judge of Probate, AL
06/13/2012 09:47:17 AM FILED/CERT



STATE OF ALABAMA

}

General Acknowledgment

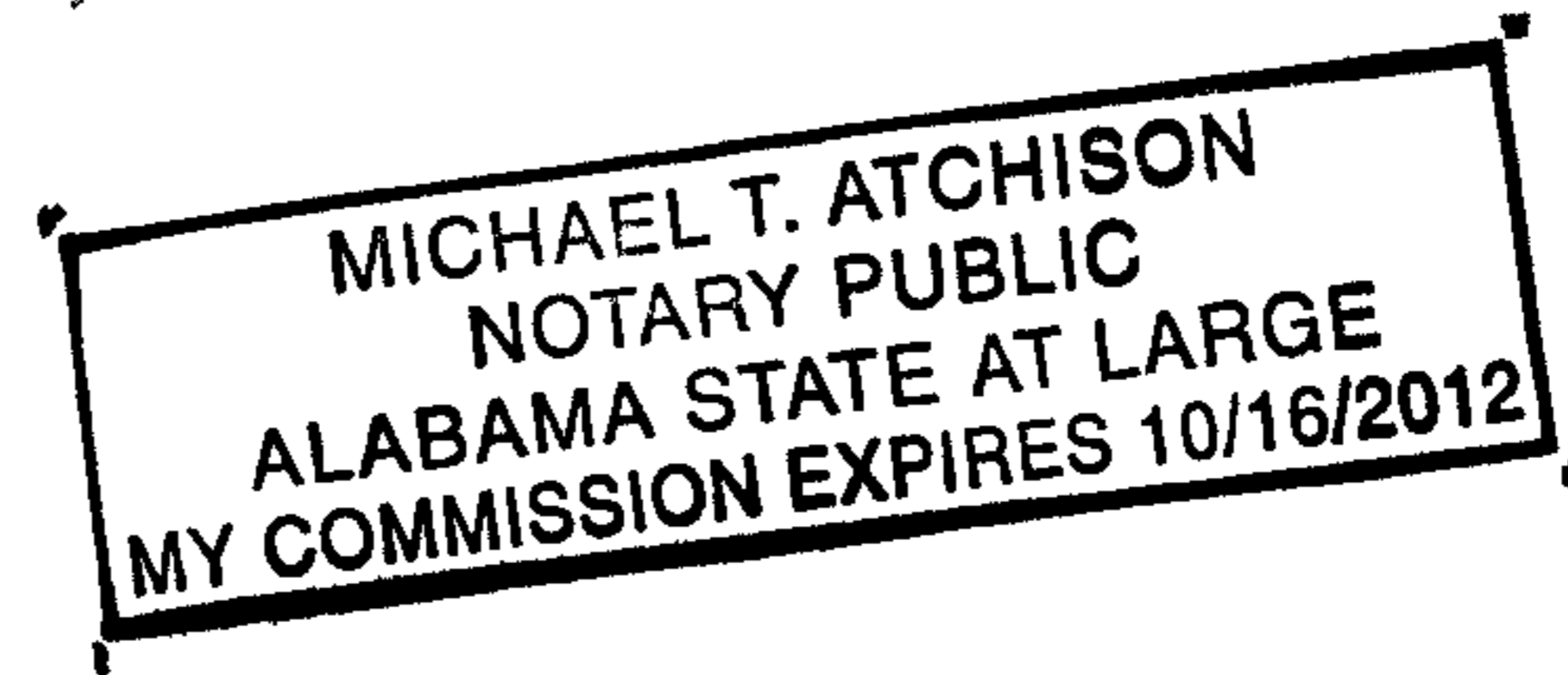
COUNTY SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Cynthia Jo Poole, Matilda Benton, Floyd C. Cox, Mary Alice Blackmon and Emily Delene Berry whose names are 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of June, 2012.

My Commission Expires: 10-16-12

Notary Public




20120613000208120 2/3 \$30.50
Shelby Cnty Judge of Probate, AL
06/13/2012 09:47:17 AM FILED/CERT

EXHIBIT A

Lot 12 of B. J. Owen's Addition to the Town of Columbiana, as recorded in Map Book 3, Page 76, in the Probate Office of Shelby County, Alabama.
Situating in Shelby County, Alabama.

ALSO, A part of Lot 9 and Lot 10, according to B. J. Owen's Addition to the Town of Columbiana, Alabama, as recorded in Map Book 3, Page 76, in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the NE corner of Lot 7 according to said map and run thence in a southerly direction along the Eastern boundary of Lots 7, 8 and 9 a distance of 172 feet to point of beginning; thence turn to the right and run in a westerly direction parallel with the Northern boundary of said Lot 9, a distance of 140 feet to a point on the Western boundary of said Lot 9; thence turn to the left and run in a southerly direction along the Western boundary of said Lot 9 and Lot 10, a distance of 68 feet to the SW corner of said Lot 10; thence turn to the left and run in an easterly direction along the Southern boundary of Lot 10 a distance of 140 feet to the SE corner of said Lot 10; thence turn to the left and run in a northerly direction along the Eastern boundary of said Lot 10 and Lot 9 a distance of 68 feet to the point of beginning.
ALSO, Lot 11 and Lot 2, according to plat of Owen's Addition to the Town of Columbiana, as recorded in Map Book 3, Page 76, in the Probate Office of Shelby County, Alabama.
Situating in Shelby County, Alabama.


20120613000208120 3/3 \$30.50
Shelby Cnty Judge of Probate, AL
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Shelby County, AL 06/13/2012
State of Alabama
Deed Tax: \$8.50