



20131121000456630 1/5 \$146.50
Shelby Cnty Judge of Probate, AL
11/21/2013 11:26:55 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
RICHARD E. McBEE
272 VALLEY VIEW LANE
INDIAN SPRINGS, ALABAMA 35124

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED NINETEEN THOUSAND TWO HUNDRED EIGHTY AND NO/100 (\$119,280.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged we, Theron O. Cox and Jane F. Cox as Trustees of The Theron O. Cox Revocable Trust, u/a dated June 28, 2004 as amended July 14, 2009 and Teresa Cox Kirkwood, a married woman, individually, and Theron O. Cox, a married man, individually, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto RICHARD E. McBEE, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

PARCEL 2:

A parcel of land located in the West ½ of the West ½ of Section 34, Township 24 North, Range 15 East, Shelby County, Alabama, being North of Waxahatchee Creek and lands above the 397 foot contour line, being described more particularly as:

Begin at the Northeast corner of the Northwest ¼ of the Northwest ¼ of Section 34, Township 24 North, Range 15 East, said point being a ½ inch rebar; thence south 89 degrees 09 minutes 45 seconds West along the North line of said Section 34 for 288.74 feet to a 5/8 inch rebar and cap, "CA 845 LS"; thence, leaving said North line, South 01 degree 12 minutes 22 seconds East for 768.65 feet to a 5/8 inch and cap, "CA 845 LS"; thence South 30 degrees 29 minutes 32 seconds West for 989.0, more or less, to the 397 contour line along the North bank of Waxahatchee Creek; thence in a southerly direction along the said 397 contour line for 587.8 feet, more or less; thence in an easterly direction along the said 397 foot contour line for 80.2 feet, more or less; thence in a southwesterly direction along the said 397 foot contour line for 167.4 feet, more or less; thence in a southeasterly direction along the said 397 foot contour line for 413.8, more or less; thence in a northeasterly direction along the said 397 foot contour line for 87.9 feet, more or less; thence in a southeasterly direction along the said 397 foot contour line for 102.2 feet, more or less; thence in an easterly direction along the said 397 foot contour line for 33.6 feet, more or less; thence in a northeasterly direction along the said 397 foot contour line for 156.7 feet, more or less; thence in a southeasterly direction along the said 397 foot contour line for 208.3 feet, more or less; thence in an easterly direction along the said 397 foot contour line for 53.5 feet, more or less, to the East line of the West ½ of the West ½ of said Section 34; thence leaving the said 397 foot contour line, North 00 degrees 19 minutes 33 seconds East along the said East line for 2767.6 feet, more or less, to the said Point of Beginning.

According to the survey of Solid Civil Design.

Shelby County, AL 11/21/2013
State of Alabama
Deed Tax: \$119.50

ALSO:

Two 60' ingress, egress and utility easements situated in the SW ¼ of Section 27, Township 24 North, Range 15 East, Shelby County, Alabama, being more particularly described as follows:

EASEMENT: Begin at the SW corner of the SE ¼ of the SW ¼ of Section 27, Township 24 North, Range 15 East, Shelby County, Alabama, said point also being the POINT OF BEGINNING of the southern line of a 60' ingress, egress and utility easement lying 60' to the North of and parallel to described southern line; thence East along the South line of said ¼-1/4 section to the southwesterly right of way line of Shelby County Hwy 47 and the END of said easement.

EASEMENT B: Begin at the SW corner of the SE ¼ of the SW 1/4 of Section 27, Township 24 North, Range 15 East, Shelby County, Alabama, said point also being the POINT OF BEGINNING of the southern line of a 60' ingress, egress and utility easement lying 60' to the North of and parallel to described southern line; thence West along the South line of the SW ¼ of the SW ¼ of Section 27, Township 24 North, Range 15 East for a distance of 80' to the END of said easement.

SUBJECT TO:

1. Taxes for the year 2014, which are a lien but not yet due and payable until October 1, 2014.
2. Building line(s), rights of way, easements, restrictions, reservations and conditions, if any, affecting the land.
3. Restrictive Covenants, If any.
4. Riparian and other rights created by the fact that the land fronts on Lay Lake
5. Right of way Easement and Restrictions granted to Theron O. Cox by the Westervelt Company, Inc. by instrument recorded in Inst. No. 20130130000040070.
6. Flood Rights granted to Alabama Power Company as to water elevation levels
7. Flood rights to Alabama Power Company as established in Deed Book 243, Page 246 and Deed Book 242, Page 369.
8. Subject to rights reserved in contract dated July 20, 2013 between buyer and seller herein.
9. Terms and conditions contained in easement deed in Inst. No. 2013013000004007, Probate Office, Shelby County, Alabama.
10. Seller reserves the right to use the current access off County Road 47 and reserves a 25' deeded easement along the north line of the 33.1 acres being sold.

THE HEREINABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE A PART OF THE HOMESTEADS OF THE HEREINABOVE NAMED GRANTORS AND THEIR SPOUSES.

THERON COX and THERON O. COX is one and the same person.

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our



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heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 7th day of NOVEMBER, 2013.

Theron O. Cox, Trustee (L.S.)
Theron O. Cox, as Trustee of The Theron O. Cox Revocable Trust, u/a dated June 28, 2004 as amended July 14, 2009

Jane F. Cox, Trustee (L.S.)
Jane F. Cox, as Trustee of The Theron O. Cox Revocable Trust, u/a dated June 28, 2004 as amended July 14, 2009

Teresa Cox Kirkwood (L.S.)
Teresa Cox Kirkwood, individually

Theron O. Cox (L.S.)
Theron O. Cox, individually

STATE OF MAINE
COUNTY OF Cumberland

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Theron O. Cox whose name as Trustees of The Theron O. Cox Revocable Trust, u/a dated June 28, 2004 as amended July 14, 2009, 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, as such Trustee and with full authority, has executed the same voluntarily on the day the same bears date on behalf of The Theron O. Cox Revocable Trust, u/a dated June 28, 2004 as amended July 14, 2009.

Given under my hand and official seal this 6th day of NOVEMBER, 2013.

Andrea J. Martin


Notary Public

My Commission Expires:

ANDREA J. MARTIN
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES
APRIL 19, 2017

STATE OF MAINE
COUNTY OF Cumberland

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jane F. Cox whose name as Trustees of The Theron O. Cox Revocable Trust, u/a dated June 28,


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2004 as amended July 14, 2009, 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, as such Trustee and with full authority, has executed the same voluntarily on the day the same bears date on behalf of The Theron O. Cox Revocable Trust, u/a dated June 28, 2004 as amended July 14, 2009.

Given under my hand and official seal this 6th day of NOVEMBER, 2013.

✓ Andrea J. Martin
Notary Public
My Commission Expires: ✓
ANDREA J. MARTIN
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES
APRIL 19, 2017

STATE OF MAINE
COUNTY OF Cumberland

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Theron O. Cox, a married man, individually, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of NOVEMBER, 2013.

✓ Andrea J. Martin
Notary Public
My Commission Expires: ✓
ANDREA J. MARTIN
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES
APRIL 19, 2017

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Teresa Cox Kirkwood, a married woman, individually, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of NOVEMBER, 2013.

Alaine G. Love
Notary Public
My Commission Expires: _____
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 31, 2015
BONDED THRU NOTARY PUBLIC UNDERWRITERS



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Grantor's Name:

Theron O. Cox and Jane F. Cox as Trustees of The Theron O. Cox Revocable Trust, u/a dated June 28, 2004 as amended July 14, 2009 and Teresa Cox Kirkwood, a married woman, individually, Theron O. Cox, a married man, individually

Mailing Address:

1205 Grace Street
Homewood, AL 35209

Property Address:

33.1 acres of vacant land off of Co. Rd 47
Shelby, AL 35143

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

Grantee's name:

RICHARD E. MCBEE

Mailing Address:

272 Valley View Lane
Indian Springs, AL 35124

Date of Sale: NOVEMBER 7, 2013

Total Purchase Price: \$119,280.00

or

Actual Value

or

Assessor's Market Value

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____



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