

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Taylor + Ashley Cox
231 Buckingham P.
Helena, AL 35080

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$184,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we David Matthew McGowen, by Sonda McGowen, his Attorney-in-Fact, and Sonda McGowen, husband and wife, whose mailing address is

P.O. Box 374 Rising Star, TX 76471 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Taylor J. Cox and Ashley M. Cox, whose mailing address is 2311 Buckingham Pl. Helena, AL 35080 (herein referred to grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 2311 Buckingham Place, Helena, AL 35080; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.

Subject to restrictions, reservations, conditions, and easements of record.

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEEES as joint tenants with right of survivorship, their heirs and assigns forever.

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

Note; \$180,667.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 31st day of March, 2014.

David Matthew McGowen by Sonda McGowen his attorney
David Matthew McGowen
by Sonda McGowen, his Attorney-in-Fact
Sonda McGowen
Sonda McGowen

State of Alabama
Shelby County

I, The undersigned, a Notary Public in said and for said County, in said State, hereby certify that David Matthew McGowen by Sonda McGowen, his Attorney-in-Fact, and Sonda McGowen whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 31st day of March, 2014.

Notary Public
Commission Expires: 3/3/17



20140407000099800 1/2 \$20.50
Shelby Cnty Judge of Probate, AL

S14-0530

Shelby County, AL 04/07/2014
State of Alabama
Deed Tax: \$3.50

EXHIBIT "A"
Legal Description

Lot 16, according to the Survey of Harbor Towne, a recorded in Map Book 13, Page 74, in the Probate Office of Shelby County, Alabama.

