## 20140407000099980 04/07/2014 03:09:00 PM DEEDS 1/2

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:
Clifford R. Vines
Lena R. Vines

1409 Royalty Dr.
Alabacter AL 35007

WARRAN	TY DEED -	- Joint Tenants with Righ	t of Survivorship
STATE OF ALABAMA	)	L/NI/ONA/ ALL NAITENE DN/ TELETON	* [][][]
SHELBY COUNTY	)	KNOW ALL MEN BY THESE	PRESENTS
hereto, to the undersigned grawhereof is acknowledged, I or 3214 Glasgow Circle grantor, whether one or more whose mailing address is grantee, whether one or more	antor (whether we James A Sirving), grant, bard	er one or more), in hand paid to a Cox and Jana H. Cox, husband a South and convey unto Cliffe and convey unto Cliffe and south right of survivorship	d in the Contract between the parties by the grantee herein, the receipt and and wife, whose mailing address is (herein referred to as ford R. Vines and Lena R. Vines, (herein referred to the following described real estate, y Drive, Alabaster, AL 35007; 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 GRANTEES 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 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 persons.

Note; \$149,900.00 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.

James A. Cox

Jana H. Cox

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that James A. Cox and Jana H. Cox, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, 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.

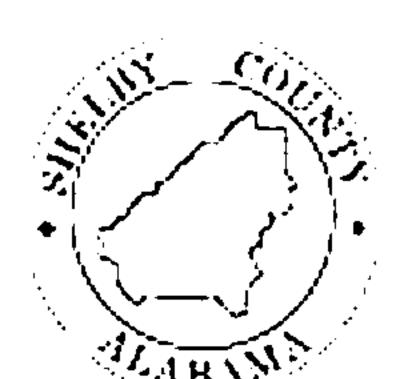
Notary Publid

Commission Expires:

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## EXHIBIT "A" Legal Description

Lot 48, according to the Survey of Kingwood, First Addition, as recorded in Map Book 6, Page 90, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/07/2014 03:09:00 PM
\$18.00 CHERRY

20140407000099980

S14-0627