

PREPARED BY:
Brandon Coots, Attorney at Law
JONES & COOTS, L.L.C.
P. O. Box 367
Luverne, AL 36049
334-335-6535



20141105000349590 1/2 \$32.00
Shelby Cnty Judge of Probate, AL
11/05/2014 11:36:52 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of FIFTEEN THOUSAND AND NO/100 (\$15,000.00) DOLLARS, and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, **TERESA COX KIRKWOOD**, a Married woman (herein referred to as Grantor) do grant, bargain, sell and convey unto **THERON O. COX** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

A 5/12ths undivided interest in that part of the SE 1/4 of the SE 1/4 lying east of Duck Cove in Section 28 Township 24N Range 15E.

GRANTOR HEREBY CERTIFIES THAT THE ABOVE-DESCRIBED PROPERTY DOES NOT CONSTITUTE A PART OF THE HOMESTEAD OF GRANTOR OR GRANTOR'S SPOUSE AS DEFINED BY §6-10-2, CODE OF ALABAMA, 1975.

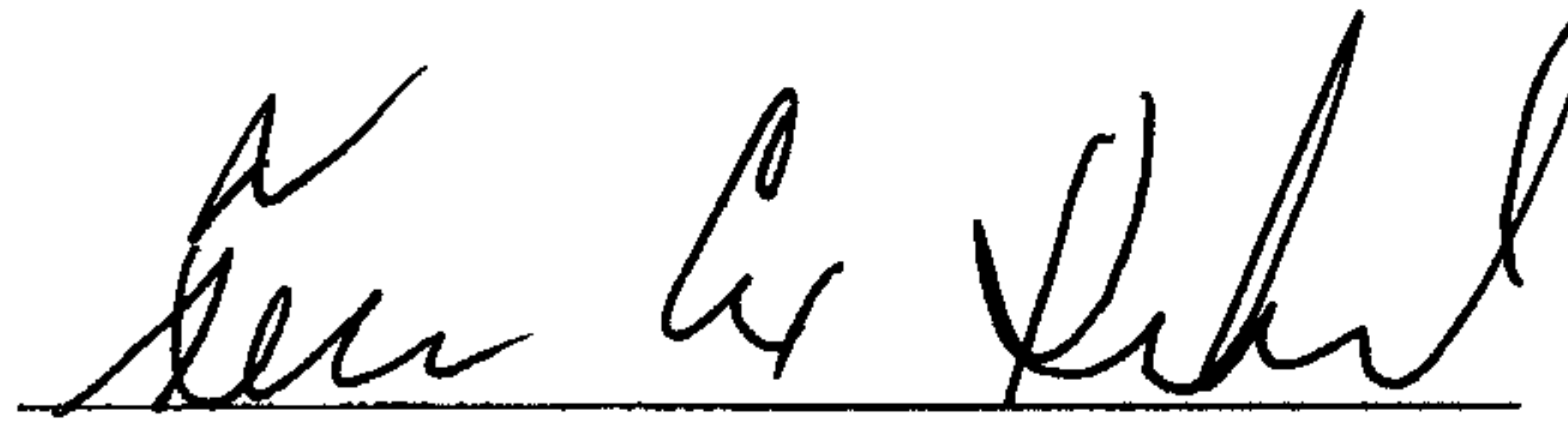
THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. All ad valorem taxes.
2. The preparer of this instrument renders no opinion as the validity of title, correctness of description or value of the above described property.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever and I do, for myself, and my heirs, executors and administrators, covenant with said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the

same as aforesaid; that I will, and my 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 whatsoever.

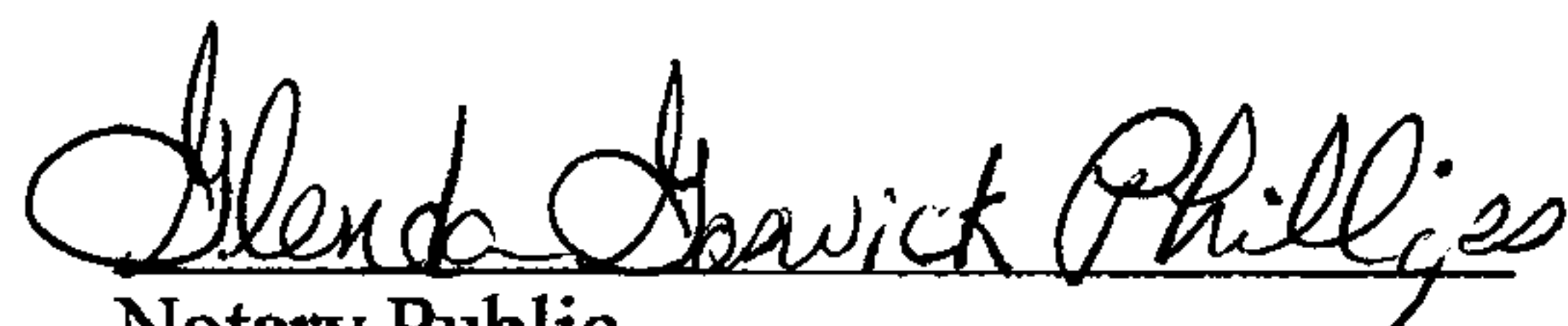
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14 day of ^{May}~~April~~, 2014.


TERESA COX KIRKWOOD

STATE OF ALABAMA
COUNTY OF Jefferson

I, Glenda Goswick Phillips, the undersigned, a Notary Public in and for said State and County, hereby certify that **TERESA COX KIRKWOOD**, a married woman, 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 executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 14th day of ^{May}~~April~~, 2014.


Notary Public
My Comm. Expires: 4/29/16

Grantor's Address: Teresa Cox Kirkwood - 1205 Grace Street B'ham, AL 35209

Grantee's Address: Theron O. Cox - 12 Drown Road, Cumberland, Maine, 04021
Apt. 8

Property Address: Duck Cove Road, Shelby, AL 3543



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