

This instrument was prepared by:

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20160324000095080

03/24/2016 03:12:41 PM

DEEDS 1/2

Send Tax Notice To:

103 Cedar Cove Drive

Pelham, AL 35124

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA )

) KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY )

That in consideration of \$220,000.00, 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 Kenneth M. Fox and Judy P. Fox, Husband and Wife, whose mailing address is 202 Beaver Creek Circle Pelham AL 35124 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Louis A Russo and Ronald Alan Cox, whose mailing address is 103 Cedar Cove Drive, Pelham, AL 35124 (herein referred to as 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 103 Cedar Cove Drive, Pelham, AL 35124; 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; \$209,000.00 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 22nd day of March, 2016.

Kenneth M. Fox  
Kenneth M. Fox

Judy P. Fox  
Judy P. Fox

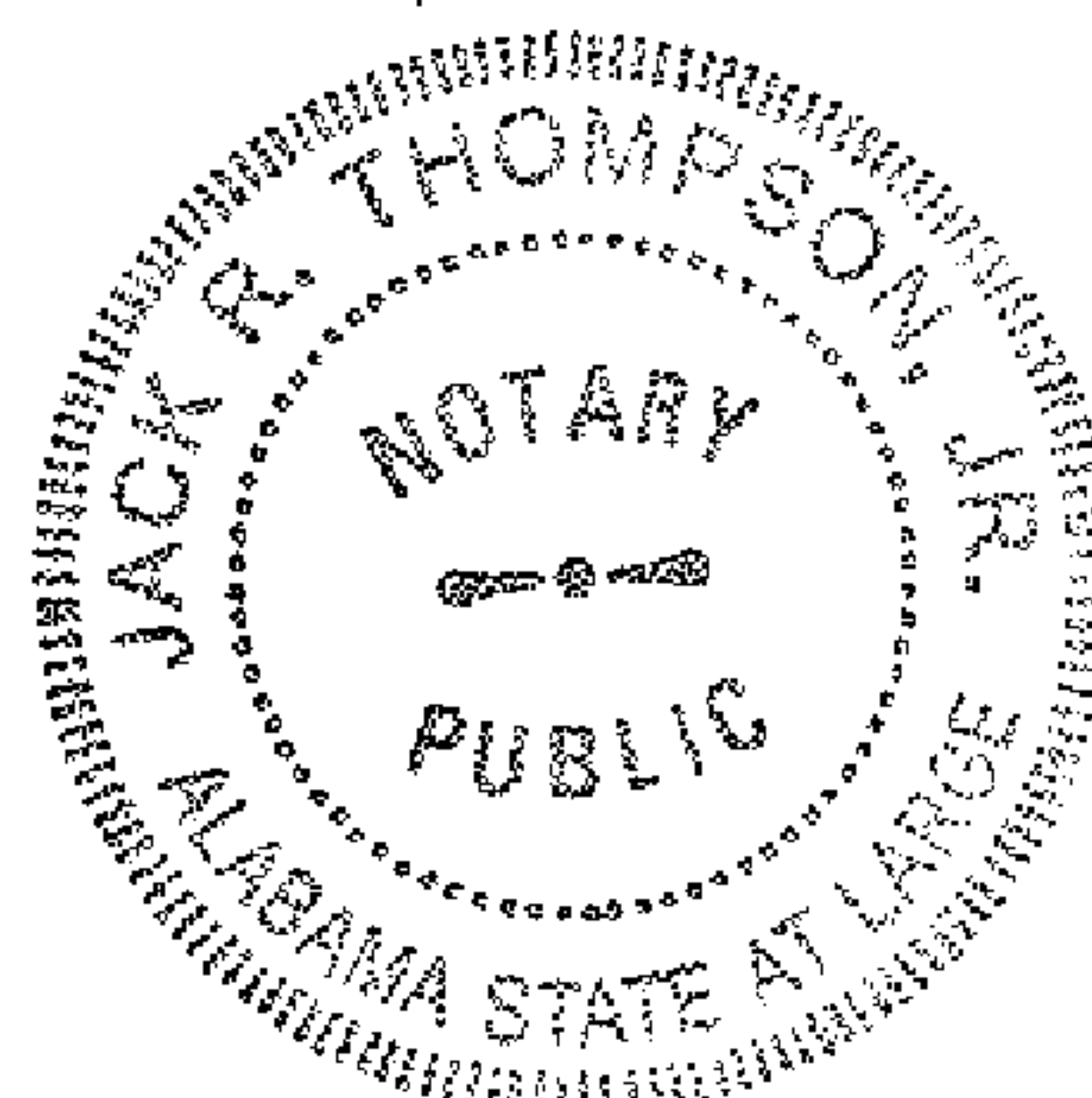
State of Alabama  
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Kenneth M. Fox and Judy P. Fox, 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 22nd day of March, 2016.

Jack R. Thompson, Jr.  
Notary Public

Commission Expires: 10/31/2016



S16-0401CDF

EXHIBIT "A"  
Legal Description

Lot 2, Block 2, according to the Survey of Cedar Cove, Phase II, as recorded in Map Book 9, Page 111, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/24/2016 03:12:41 PM  
\$28.00 DEBBIE  
20160324000095080

A handwritten signature in black ink, appearing to read "J. Fuhrmeister", is written over the typed name and title.