

This instrument was prepared by:

Send Tax Notices to:

Anthony D. Snable, Attorney
Snable, Chaney & Snable, LLC
2112 11th Avenue South, Suite 528
Birmingham, AL 35205

Hollie C. Cost
Andrew L. Cost
510 Pineview Road
Montevallo, Alabama 35115

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$217,500.00) to the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, ROBIN C. NORSWORTHY AND JOE L. NORSWORTHY, WIFE AND HUSBAND, (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto HOLLIE C. COST AND ANDREW L. COST, (hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in SHELBY County, Alabama to-wit:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE:


SUBJECT TO:

1. Advalorem taxes for the current tax year, 2013.
2. Easements, restrictions, reservations and conditions of record.

\$195,750.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID FROM MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith:

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

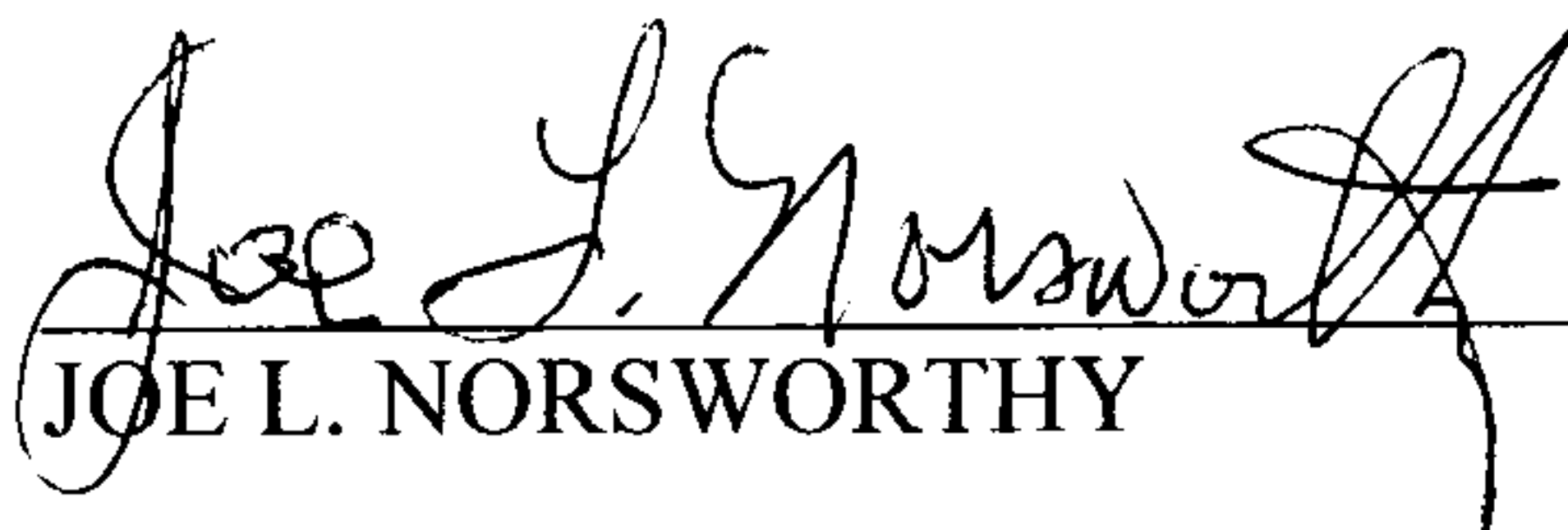
Shelby County, AL 07/23/2013
State of Alabama
Deed Tax: \$22.00


20130723000298800 1/4 \$43.00
Shelby Cnty Judge of Probate, AL
07/23/2013 08:10:26 AM FILED/CERT

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

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 16th day of JULY, 2013.

 (SEAL)
ROBIN C. NORSWORTHY

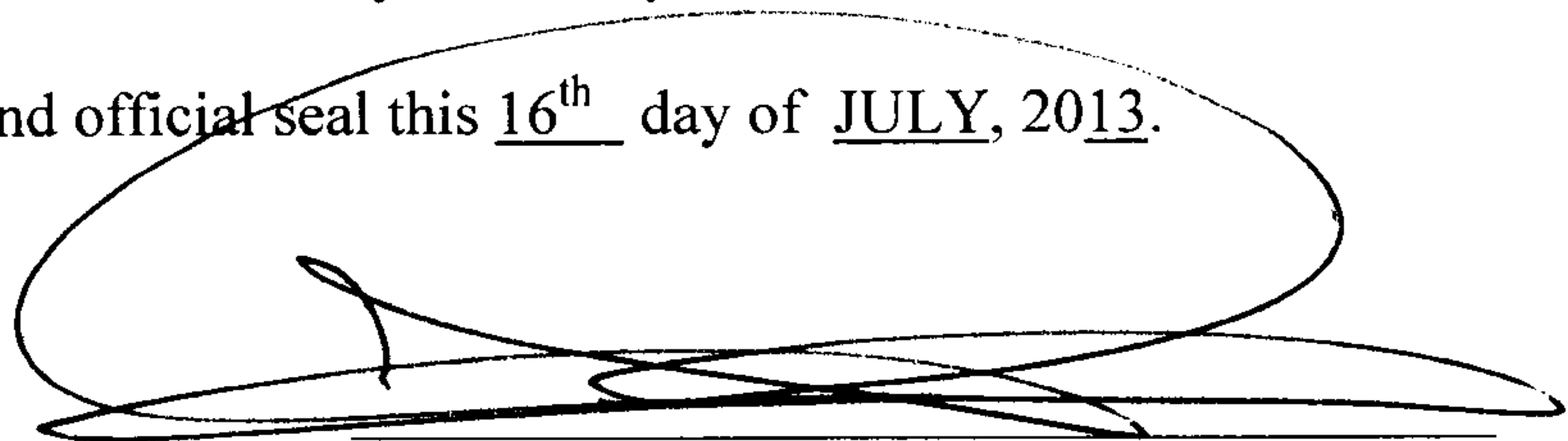
 (SEAL)
JOE L. NORSWORTHY

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that ROBIN C. NORSWORTHY AND JOE L. NORSWORTHY, WIFE AND HUSBAND, 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 the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of JULY, 2013.



NOTARY PUBLIC

My commission expires: 11/10/15



20130723000298800 2/4 \$43.00
Shelby Cnty Judge of Probate, AL
07/23/2013 08:10:26 AM FILED/CERT

EXHIBIT "A"

Parcel 1:

Lots 2 and 3, in Block 6, according to the Survey of Arden Subdivision, as recorded in Map Book 3, Page 64, in the Probate Office of Shelby County, Alabama.


Also, Beginning at the Southeast corner of said Lot 3, of Block 5, of the Arden Subdivision as recorded in Map Book 3, Page 64, Probate Office of Shelby County, Alabama and run thence North 29 degrees 37 minutes 43 seconds East along the East line of said Lot 3 a distance of 282.50 feet to a found old iron corner on the Southerly margin of Pineview Road; thence run South 89 degrees 33 minutes 23 seconds East along the Southerly margin of Pineview Road a distance of 97.36 feet to a found old iron corner; thence run South 29 degrees 37 minutes 43 seconds West a distance of 330 feet to a found old iron corner; thence run North 60 degrees 21 minutes 18 seconds West a distance of 85.00 feet to the point of beginning.

Parcel 2:

A parcel of land situated in the Northeast 1/4 of the Southeast 1/4 of Section 21, Township 22 South, Range 3 West, and more exactly described as follows: Begin at the Southeast corner of Lot 4, Block 6, of Arden and proceed South 65 degrees 51 minutes East and in line with the Southwest boundary of said Lot 4, a distance of 412.0 feet, more or less, to the center line of Shoal Creek; thence continue Eastward along center line of Shoal Creek to an intersection with East boundary of Section 21; thence North 6 degrees 59 minutes West and along said boundary to an intersection with South boundary of Pineview Road; thence South 84 degrees 58 minutes West 90 feet; thence North 5 degrees 02 minutes West 50.0 feet; thence South 84 degrees 58 minutes West 216.0 feet, to intersection with Southeast boundary of Lot 3, Block 6 of Arden; thence South 24 degrees 9 minutes West and along Southeast boundary of Lots 3 and 4, 382.4 feet to the point of beginning.

Less and except the following described portion thereof:

Begin at the Northeast corner of Lot 3, Block 6, of Arden Subdivision in Montevallo, Alabama, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, said point being at the intersection of the Southeast boundary of said Lot 3 with Pineview Road, and run thence South 24 degrees 9 minutes West along said Southeast boundary of said Lot 3 a distance of 282.5 feet to the Southeast corner of said Lot 3; thence turn an angle of 90 degrees to the left and run a distance of 85.0 feet; thence turn an angle of 90 degrees to the left and run Northeasterly parallel with the Southeast boundary of said Lot 3, and at a uniform distance of 85.0 feet Southeasterly thereof, to a point on the South boundary of Pineview Road; thence run Westerly along the South line of Pineview Road to the point of beginning.


20130723000298800 3/4 \$43.00
Shelby Cnty Judge of Probate, AL
07/23/2013 08:10:26 AM FILED/CERT

Handwritten signature

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name ROBIN C. NORSWORTHY
JOE L. NORSWORTHY
Mailing Address 510 PINEVIEW ROAD
MONTEVALLO, AL 35115

Grantee's Name HOLLIE C. COST
ANDREW L. COST
Mailing Address 510 PINEVIEW ROAD
MONTEVALLO, AL 35115

Property Address 510 PINEVIEW ROAD
MONTEVALLO, AL 35115

Date of Sale 7/16/13
Total Purchase Price \$ 217,500.00

or
Actual Value \$

or
Assessor's Market Value \$



20130723000298800 4/4 \$43.00
Shelby Cnty Judge of Probate, AL
07/23/2013 08:10:26 AM FILED/CERT

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 7/16/13

Print

ROBIN C. NORSWORTHY
JOE L. NORSWORTHY

Unattested

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one
X [Signature]

(verified by)
ANTHONY D. SNABLE, ATTORNEY

Form RT-1