

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
James H. Cotton, Jr. and Judith A. Cotton
5436 Sunrise Dr
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

20160603000192660
06/03/2016 03:38:14 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Sixty-Nine Thousand Nine Hundred And No/100 Dollars (\$269,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Jordan B. Gaston and Jeris Burns, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto James H. Cotton, Jr. and Judith A. Cotton (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in ~~Jefferson County~~, Alabama.
Shelby County

Lot 27, according to the Survey of Sunny Meadows, 3rd Sector, as recorded in Map Book 9, Page 91 A&B, in the Office of the Judge of Probate of Shelby County, Alabama.

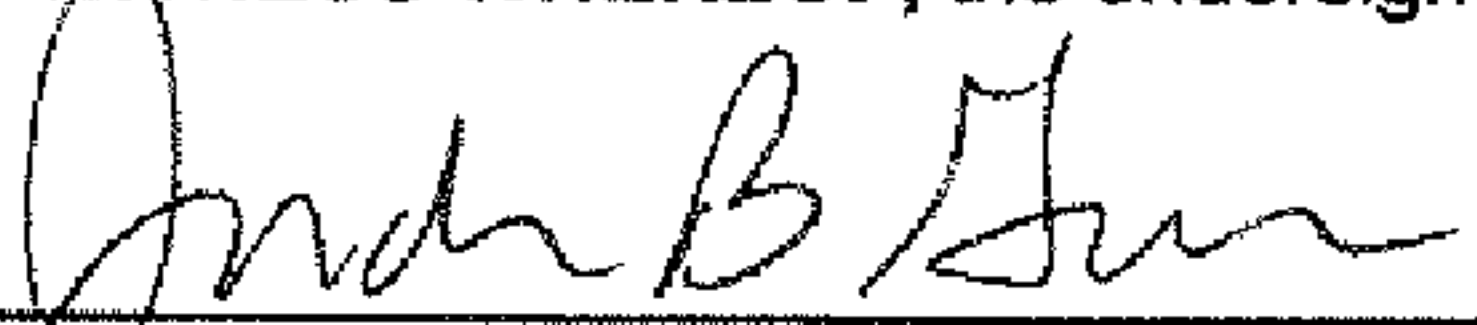
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.


Two Hundred Thirty-Nine Thousand Nine Hundred And No/100 Dollars (\$239,900.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto 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 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on May 25, 2016.



Jordan B. Gaston


Jeris Burns by Jordan B. Gaston, Attorney-in-Fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jordan B. Gaston, individually, and as Attorney in Fact for Jeris Burns, 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 he/she, individually, and in his/her capacity as such Attorney in Fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 25th day of May, 2016.


Notary Public
My commission expires:



20160603000192660 06/03/2016 03:38:14 PM DEEDS 2/2

Grantor's Name	Jordan B. Gaston and Jeris Burns	Grantee's Name	James H. Cotton, Jr. and Judith A. Cotton
Mailing Address	5436 Sunrise Dr Birmingham, AL 35242	Mailing Address	5512 Belpine Tr Irondale, AL 35210

Property Address 5436 Sunrise Dr
Birmingham, AL 35242

Date of Sale May 25, 2016
Total Purchase Price \$269,900.00

or
Actual Value \$

or
Assessor's Market Value \$

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 - Jordan B. Gaston and Jeris Burns, 5436 Sunrise Dr, Birmingham, AL 35242.

Grantee's name and mailing address - James H. Cotton, Jr. and Judith A. Cotton, 5512 Belpine Tr, Irondale, AL 35210.

Property address - 5436 Sunrise Dr, Birmingham, AL 35242

Date of Sale - May 25, 2016.

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: May 25, 2016

Sign

Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/03/2016 03:38:14 PM
\$47.00 CHERRY
20160603000192660