


Parcel I.D. #:

  
20170410000119420 1/3 \$63.00  
Shelby Cnty Judge of Probate, AL  
04/10/2017 09:07:37 AM FILED/CERT

Send Tax Notice To: Julie Cox  
6409 Highway 13  
Helena, AL 35080

## ADMINISTRATRIX'S DEED

STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY    )

Know all men by these presents, that in consideration of the sum of Four Thousand Two Hundred Dollars and 00/100, (\$ 4,200.00 ), the receipt of sufficiency of which are hereby acknowledged, that **Joyce Sutherland, as Administrator of the Estate of Farris Lee Cox, a deceased person, having died intestate on or about 31 July, 2015, with a probate estate probated in the Probate Court of Shelby County, Alabama, as case number PR-2015-527,** hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Julie Cox, a widow,** hereinafter known as the GRANTEE;

*A parcel of land situated in the NW 1/4 of the NW 1/4 of Section 35, Township 20 South, Range 4 West; Shelby County, Alabama, being more particularly described as follows: Begin at the Northwest corner of said 1/4-1/4 and run in an Easterly direction along the North line of said 1/4-1/4 to the intersection of a right-of-way of Shelby County Highway # 13; Thence turn in a Southwesterly direction and run along said roadway to the intersection of the West side of said 1/4-1/4; Thence turn in a Northerly direction and run to the Point of Beginning. Situated in Shelby County, Alabama.*

Subject to any and all easements, rights of way and restrictions of record.

The language "*A parcel containing approximately 0.46 acres*" has been omitted from the above described legal description as it is found in that certain Instrument recorded in Instrument # 1994-14213, as it is in conflict with the amount of acreage noted by the Shelby County Tax Assessor's Office.

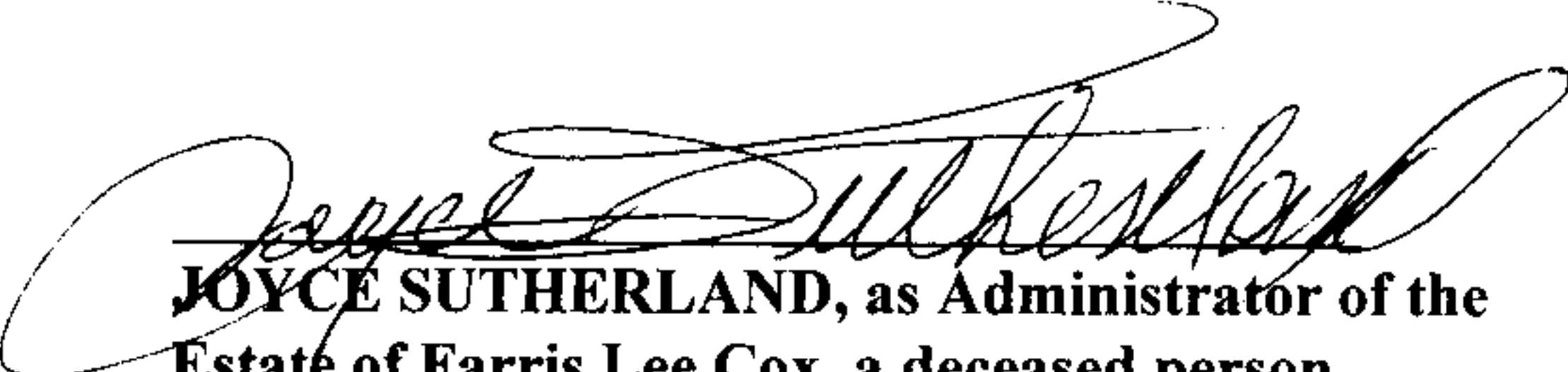
Said legal description herein was taken from that certain Instrument recorded in the Shelby County, AL, Judge of Probate's Office in Instrument # 1994-14213. This instrument was prepared without the benefit of a title search or survey.


TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

Shelby County, AL 04/10/2017  
State of Alabama  
Deed Tax: \$42.00

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey he same as aforesaid; that we will and 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 person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 31 Day of DEC., 2016.

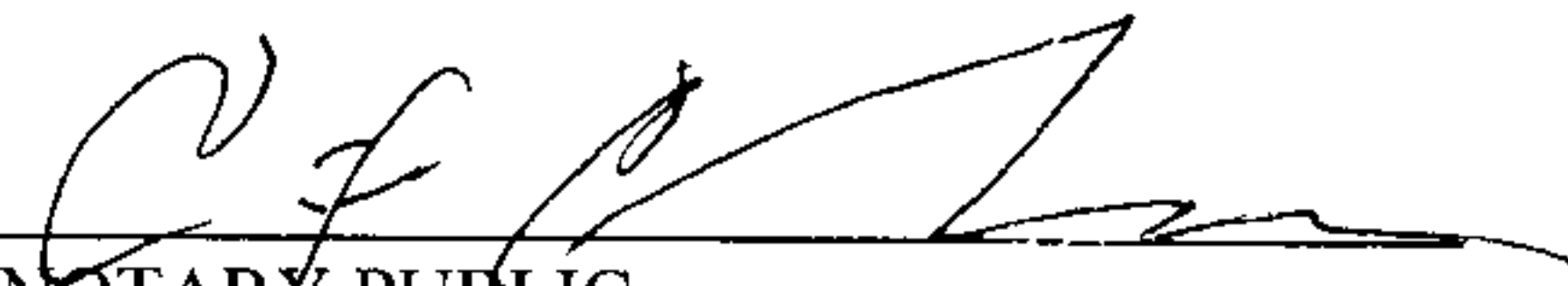
  
**JOYCE SUTHERLAND, as Administrator of the  
Estate of Farris Lee Cox, a deceased person  
Shelby County, Alabama Probate Court  
Case No: PR-2015-527**

  
20170410000119420 2/3 \$63.00  
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STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY    )

I, the undersigned, a Notary Pubic in and for said State, do hereby certify that *Joyce Sutherland, as Administrator of the Estate of Farris Lee Cox, a deceased person*, whose name is signed to the foregoing conveyance, and who is personally known to me, and having been duly informed of the contents of said deed, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 31 Day of DEC., 2016.

  
NOTARY PUBLIC  
My Commission Expires: 18 March, 2020

This Instrument Prepared By:

Clint C. Thomas, P.C.  
Attorney at Law  
P.O. Box 1422  
Calera, AL 35040

# Real Estate Sales Validation Form

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

Grantor's Name Est. of Gail's Cox  
Mailing Address 1485 Brookfield Cir.  
Mt. Olive, AL 35117

Grantee's Name Julie Cox  
Mailing Address 6409 Hwy. 13  
Helena, AL 35080

Property Address 6409 Hwy. 13  
Helena, AL 35080

Date of Sale 11/18/17  
Total Purchase Price \$



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or  
Actual Value \$

or  
Assessor's Market Value \$ 4,200.-

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 Tax value

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 3/12/17

Unattested

(verified by)

Print

Sign

[Signature]  
Christina Thomas

(Grantor/Grantee/Owner/Agent) circle one