

This Instrument was Prepared by:

Shannon E. Price, Esq.  
Kudulis, Reisinger & Price, LLC  
P.O. Box 653  
Birmingham, AL 35201

Send Tax Notice To:  
Jaclyn Morlan  
233 Camden Lake Drive  
Calera AL 35040

20171127000424550  
11/27/2017 01:09:58 PM  
DEEDS 1/3

**WARRANTY DEED**

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **One Thousand Dollars and No Cents (\$1,000.00)**, 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, **Franklin Taylor Cox and Nichole Shepherd Cox, husband and wife, whose mailing address is 233 Camden Lake Dr., Calera, AL 35040** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jaclyn Morlan**, whose mailing address is **233 Camden Lake Drive, Calera AL 35040** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **233 Camden Lake Drive, Calera, AL 35040**; to wit;

LOT 92, ACCORDING TO THE FINAL PLAT OF CAMDEN COVE, SECTOR 8, RECORDED IN MAP BOOK 31, PAGE 64, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$160,550.00 of the Purchase Price is being paid by a Mortgage being recorded simultaneously herewith.

**Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

All taxes for the year 2017 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 31, Page 64.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 31, Page 64.

20' building setback line on front of said lot; 15' easement on rear of said lot as shown on recorded plat/map.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book Instrument #20030509000286280, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, his, her or 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 13<sup>th</sup> day of October, 2017.

Franklin Taylor Cox  
Franklin Taylor Cox

Nichole Shepherd Cox  
Nichole Shepherd Cox

State of Alabama

Jefferson County

} General Acknowledgment

I, Jennifer Uhlich Miller a Notary Public in and for the said County, in said State, hereby certify that Franklin Taylor Cox and Nichole Shepherd Cox, 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 the 13 day of October, 2017.

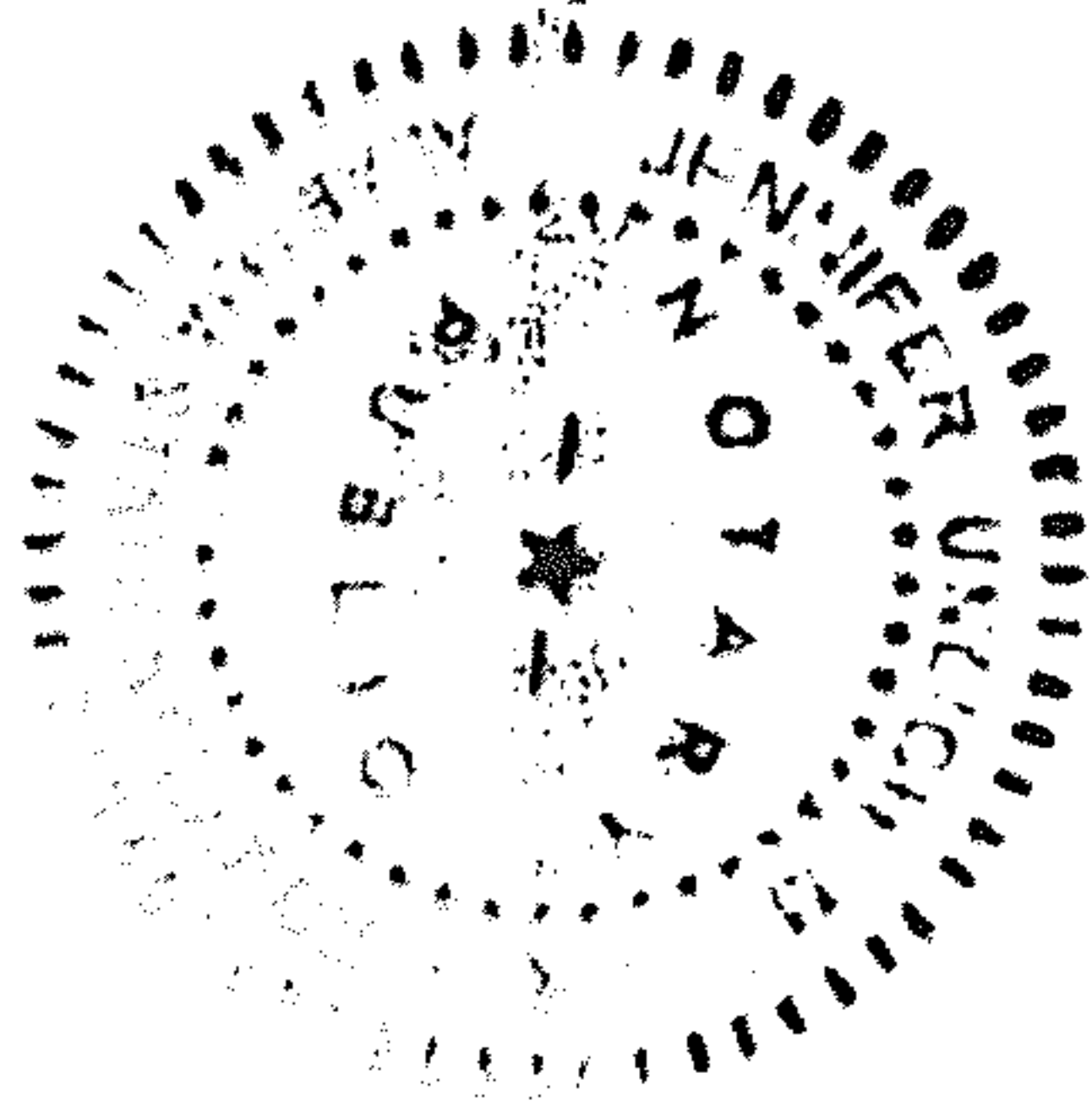
Jennifer Uhlich Miller

Notary Public, State of Alabama

Jennifer Uhlich Miller

Printed Name of Notary

My Commission Expires: May, 16, 2020



MY COMMISSION EXPIRES  
MAY 16, 2020

Real Estate Sales Validation Form

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

Grantor's Name Franklin Taylor Cox
Mailing Address Nicole Shepherd Cox
233 Camden Lake Drive
Calera AL 35040

Grantee's Name Jaclyn Morlan
Mailing Address 233 Camden Lake Drive
Calera, AL 35040

Property Address 233 Camden Lake Drive
Calera, AL 35040

Date of Sale November 22, 2017
Total Purchase Price \$169,000.00
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
X 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 of 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 November 21, 2017

Unattested

(verified by)

Print

Willia Patel Cox

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/27/2017 01:09:58 PM
\$29.50 DEBBIE
20171127000424550

Form RT-1

Signature of official