

File No.: 17019

WARRANTY DEED

STATE OF ALABAMA)	SEND TAX NOTICE TO:	THIS INSTRUMENT PREPARED BY: W.
)	Sloan Cameron Monk	Eric Pitts, W. Eric Pitts, L.L.C. PO Box 280,
COUNTY OF SHELBY)	Ashley Nicole Cox	Alabaster, AL 35007. No title opinion
		309 Fox Valley Highlands Circle	requested, none rendered.
		Maylene, AL 35114	

KNOW ALL MEN BY THESE PRESENTS that Richard G. Anderson, a married man (hereinafter "GRANTOR"), for and in consideration of the sum of **\$60,000.00**, to him/her in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTOR hereby grants, bargains, sells and conveys to Sloan Cameron Monk and Ashley Nicole Cox (hereinafter "GRANTEES"), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, that property and interest described as follows:

Lot 11, according to the Map of Fox Valley Highlands as recorded in Map Book 39, Pages 14-A and 14-B, in the Probate Office of Shelby County, Alabama.

\$48,000.00 of the purchase price was paid with a contemporaneous Purchase Money Mortgage.

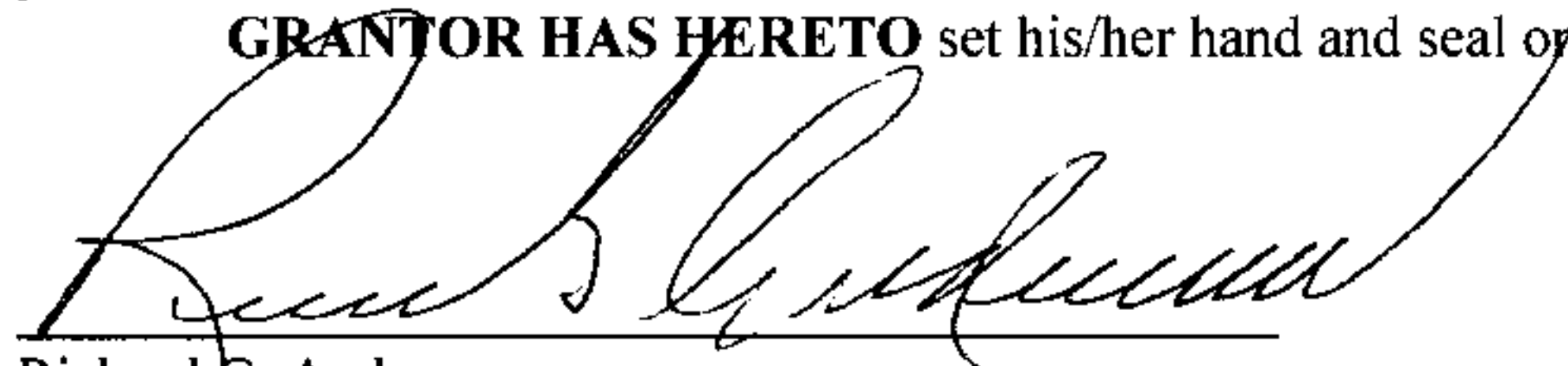
The above described property is not Richard G. Anderson's Homestead or that of his spouse.


SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests affecting the property whatsoever (of record or otherwise), (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights interests whatsoever (of record or otherwise).

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the successors, heirs and assigns of the survivor forever.

GRANTOR DOES HEREBY COVENANT, for himself/herself, his/her successors, heirs and assigns, with GRANTEES, their successors, heirs and assigns, that GRANTOR is at the time of these presents, lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTOR has a good right to sell and convey the same and (d) that GRANTOR will warrant and defend the said premises to said GRANTEES, their successors, heirs and assigns, forever against the lawful claims and demands of all persons.

GRANTOR HAS HERETO set his/her hand and seal on November 27, 2017


Richard G. Anderson

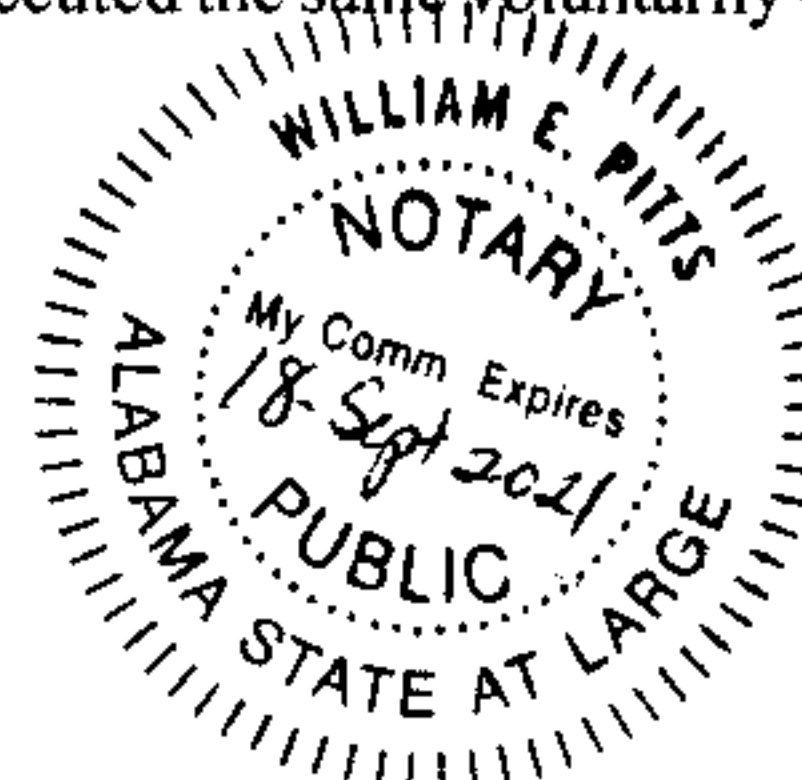

20171201000430790 1/2 \$30.00
Shelby Cnty Judge of Probate, AL
12/01/2017 11:20:41 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Richard G. Anderson whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of the said instrument, he/she executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on November 27, 2017.


NOTARY PUBLIC



Real Estate Sales Validation Form

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

Grantor's Name Richard G. Anderson
Mailing Address _____
631 Spring Creek Road
Montevallo, AL 35115

Grantee's Name Sloan Cameron Monk
Mailing Address _____
Ashley Nicole Cox
2119 Amberly Woods Terrace
Helena, AL 35080

Property Address 309 Fox Valley Highlands Circle
Maylene, AL 35114

Date of Sale November 27, 2017
Total Purchase Price \$ 60,000.00
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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ Closing Statement

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 November 27, 2017

Print W E N L P H T S

☐ Unattested _____
(verified by)

Sign W E N L P H T S
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20171201000430790 2/2 \$30.00
Shelby Cnty Judge of Probate, AL
12/01/2017 11:20:41 AM FILED/CERT