

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

SEND TAX NOTICE TO:
Brittany Cofer
245 Roszburg Drive
Calera, AL 35040

GENERAL WARRANTY DEED

STATE OF ALABAMA

)

SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Twenty-Two Thousand And No/100 Dollars (\$122,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Wanda F. Melton and husband, Howard M. Melton, III, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Brittany Cofer (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**


Lot 31, according to the Survey of Roszburg Sector II, as recorded in Map Book 36, page 38, in the Probate Office 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.

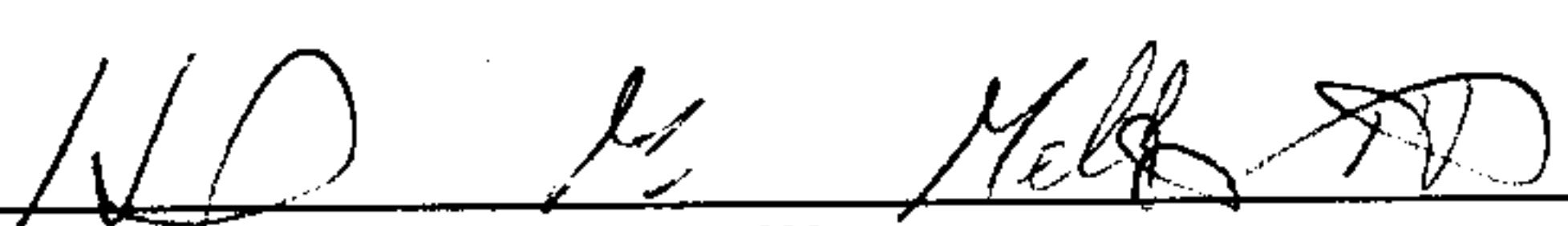
\$122,000.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee’s heirs and assigns, forever. And grantor does for the grantor and for the grantor’s heirs, executors, and administrators covenant with the said grantee, and grantee’s heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has 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 grantee, and grantee’s heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on December 28, 2012.



Wanda F. Melton



Howard M. Melton, III

STATE OF ALABAMA

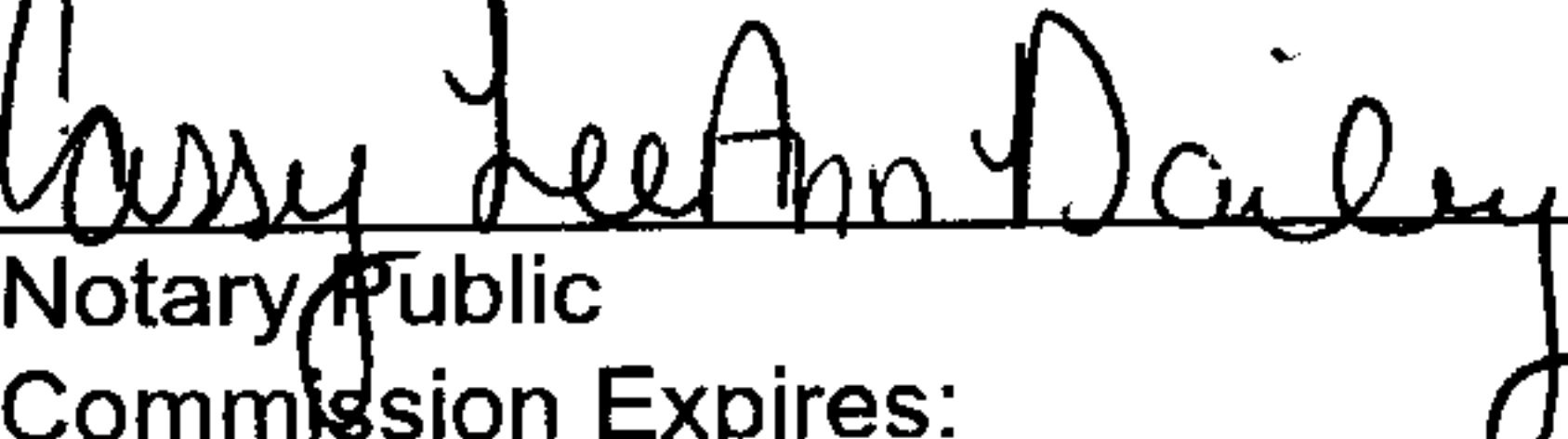
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SHELBY COUNTY

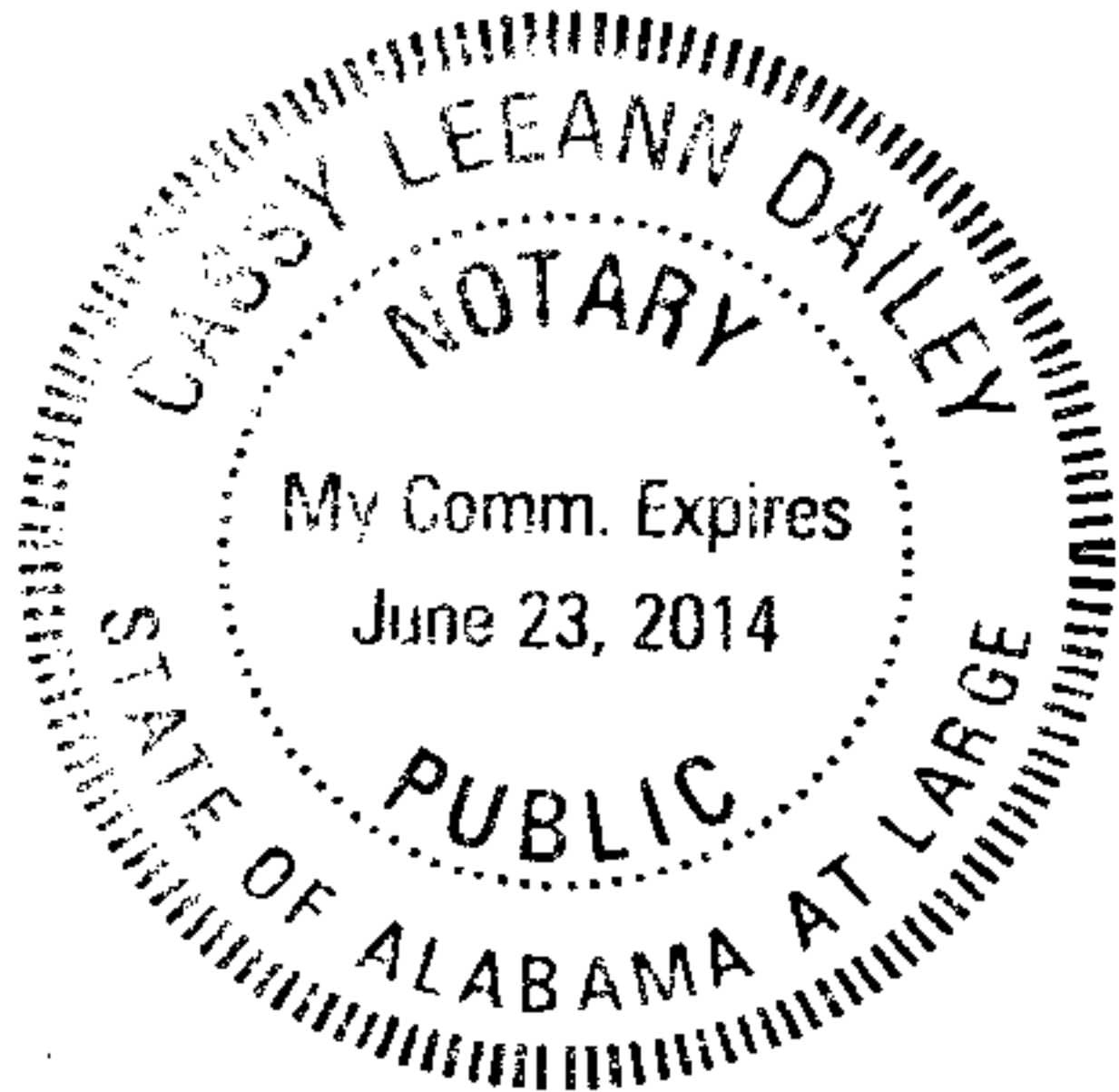
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wanda F. Melton and Howard M. Melton, III, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same on the day same bears date.

Given under my hand and official seal on the 28th day of December, 2012.



Notary Public
Commission Expires:




20130107000010120 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
01/07/2013 01:41:08 PM FILED/CERT

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Wanda F. Melton and Howard M. Melton, III

Grantee's Name Brittany Cofer

Mailing Address 245 Roszburg Drive
Calera, AL 35040

Mailing Address

1145 Silver Creek Lane
Alabaster, AL 35007

Property Address 245 Roszburg Drive
Calera, AL 35040

Date of Sale December 28, 2012

Total Purchase Price \$122,000.00

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 - Wanda F. Melton and Howard M. Melton, III, 245 Roszburg Drive, Calera, AL 35040.

Grantee's name and mailing address - Brittany Cofer, , .

Property address - 245 Roszburg Drive, Calera, AL 35040

Date of Sale - December 28, 2012.

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.

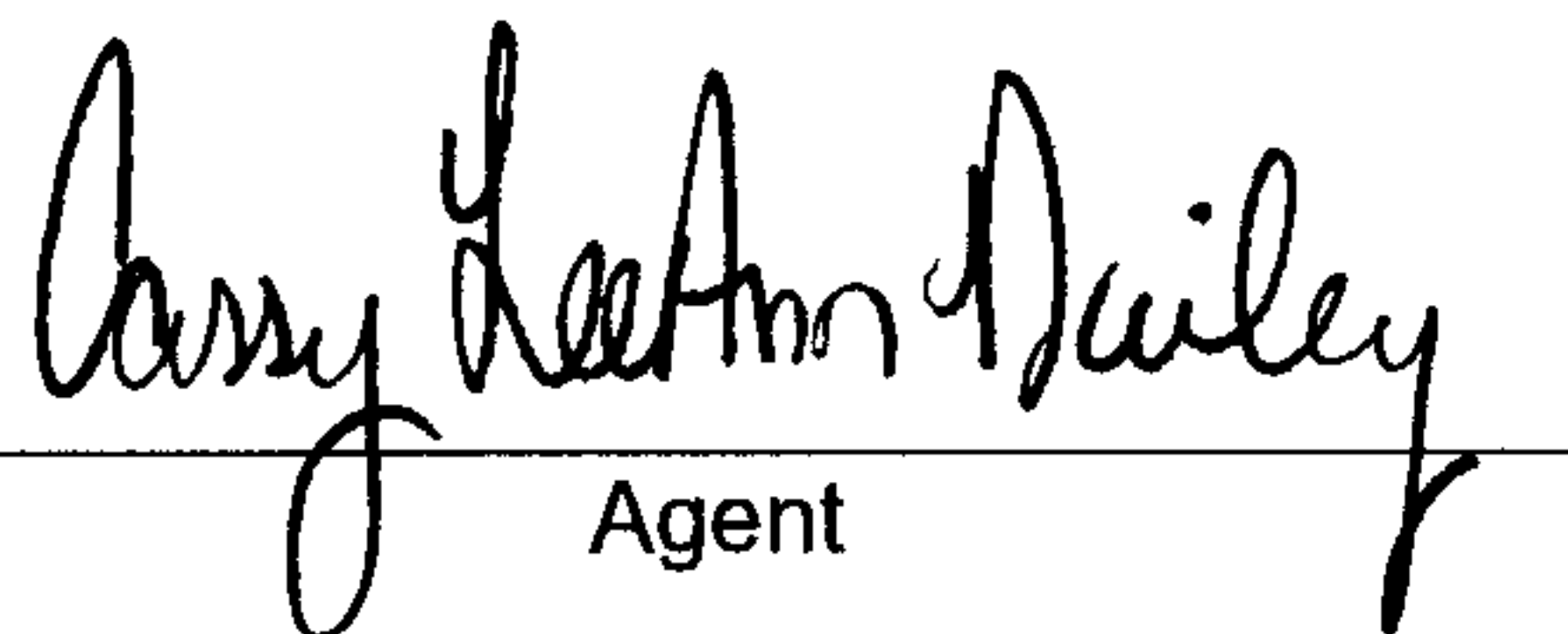
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.


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 with 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: December 28, 2012

Sign


Agent


20130107000010120 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
01/07/2013 01:41:08 PM FILED/CERT