


This instrument was prepared by:
Kenneth D. Davis
700 Towncenter Blvd.
Suite 4
Tuscaloosa, AL 35406


20130621000255850 1/3 \$39.50
Shelby Cnty Judge of Probate, AL
06/21/2013 01:50:27 PM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of other good and valuable consideration and the sum of Ten and No/100 (\$10.00) Dollars to the undersigned GRANTORS, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **Joshua L. Cox and LauraLee F. Cox, husband and wife**, herein referred to as GRANTORS, do by these presents grant, bargain, sell and convey unto **James N. Carroll, a married man** (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to-wit:

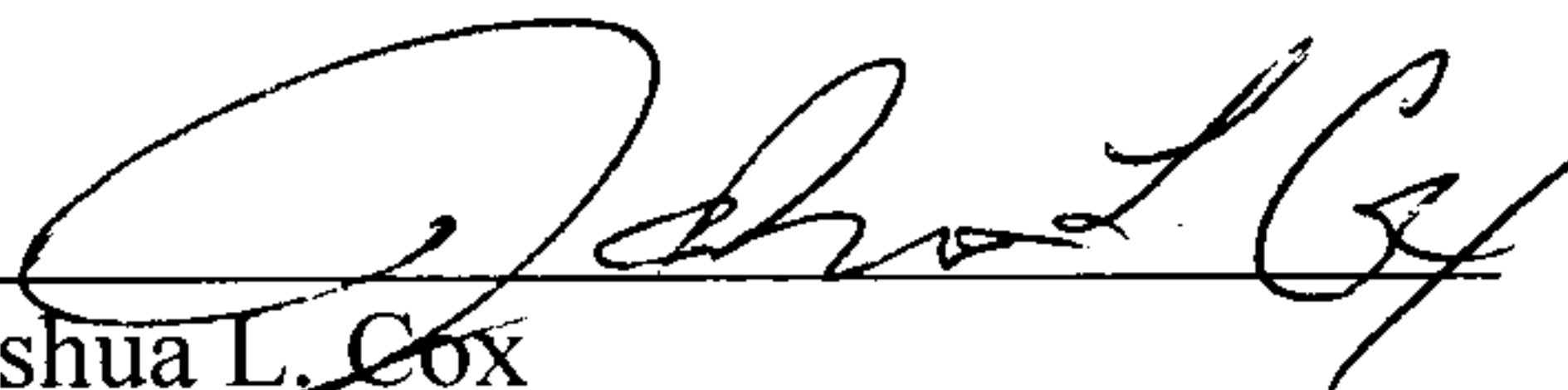
Lot 216, according to the Survey of Wyndham Wilkerson Sector-Phase II, a map or plat of which is recorded in Map Book 23, Page 117, in the Probate Office of Shelby County, Alabama, reference to which is hereby made in aid of and as a part of this description.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said GRANTORS, of, in, and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE, his heirs or assigns forever. And said GRANTORS do for themselves and their heirs and assigns, covenant with the said GRANTEE, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that the property is free from all encumbrances, that they have good right to sell and convey the same as aforesaid; that he is entitled to the immediate possession thereof; that they will and their heirs and assigns shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned hereunto sets their hands and seals as of this 12 day of June, 2013.

Shelby County, AL 06/21/2013
State of Alabama
Deed Tax: \$21.50


Joshua L. Cox


LauraLee F. Cox

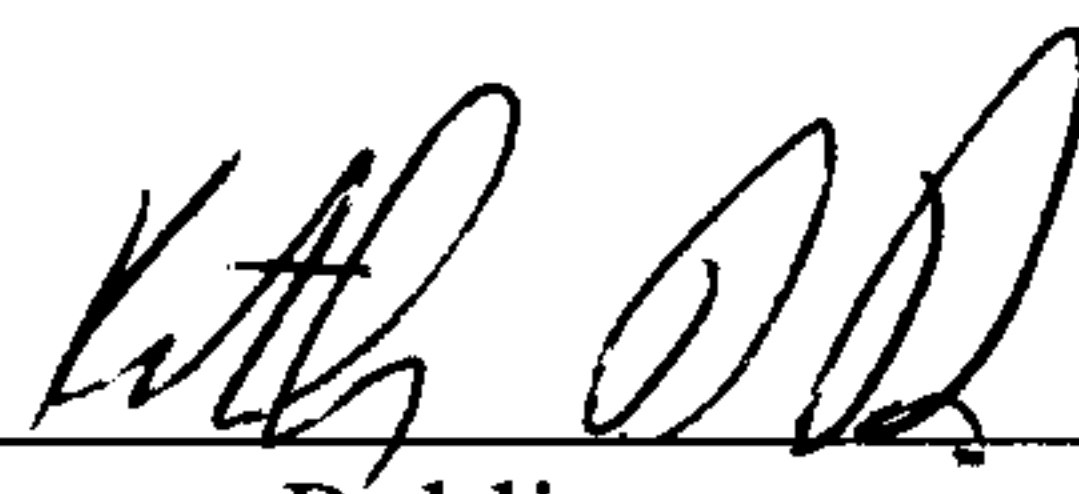
STATE OF ALABAMA

COUNTY OF TUSCALOOSA

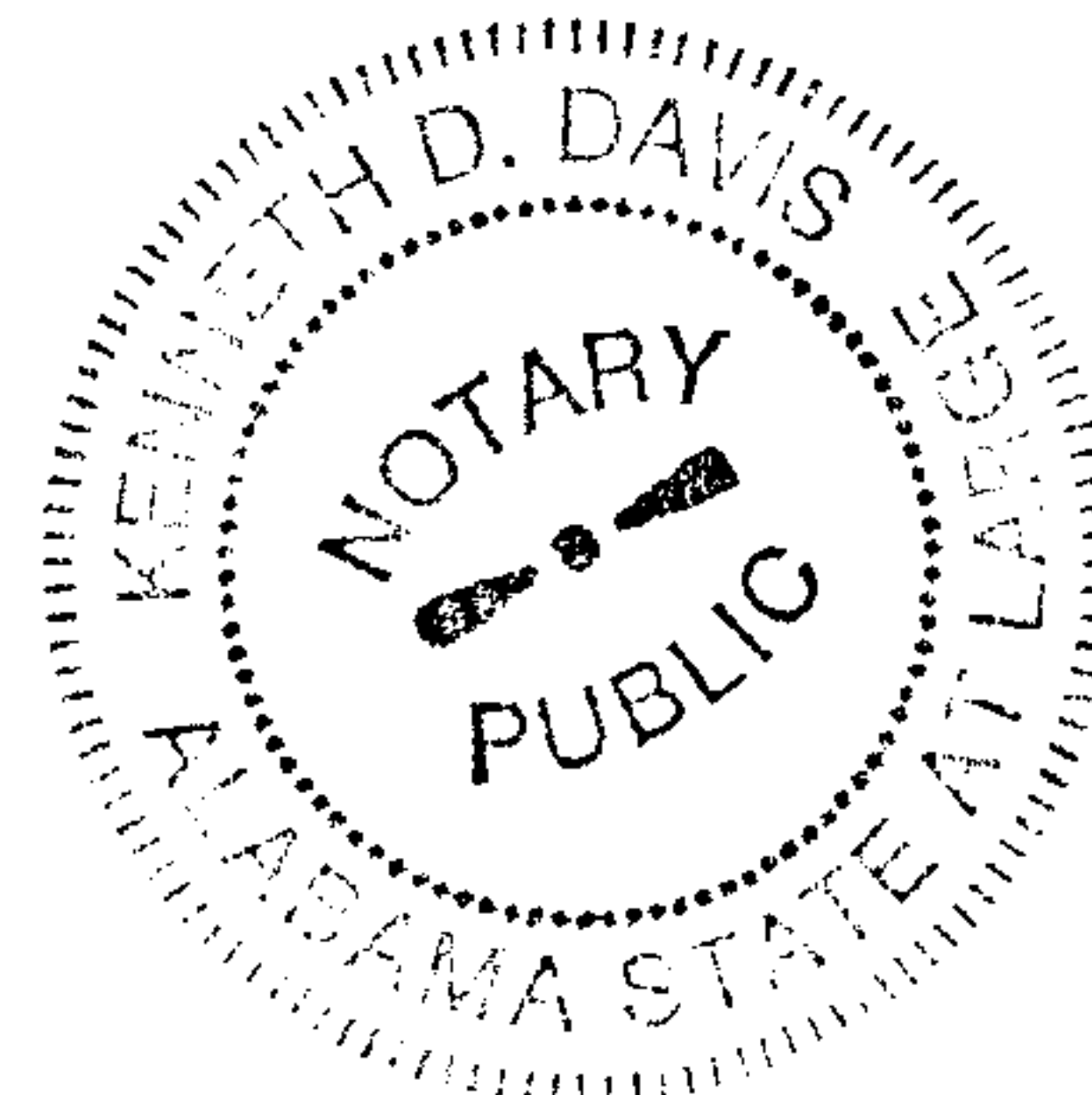
I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that **Joshua L. Cox and LauraLee F. Cox**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this the 12 day of June, 2013.

My commission expires:
3/31/15


Notary Public

Mail Tax Notice to:
10751 Bent Brook Drive
Vance, AL 35490




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Local Agent: Central Alabama Title Center, LLC
534 Adams Avenue
Montgomery, AL 36104
Tel. (334) 263-2085 (888) 207-6200
Fax (334) 263-3364 (888) 385-5700
Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Joshua L. Cox
Lauralee F. Cox
2514 Chestwood Road
Birmingham, AL 35226

Grantee's Name
Mailing Address

James N. Carmil
10751 Bent Brook Drive
Vance, AL 35490

Property Address

7935 Wynwood Lane
Helena, AL 35080

Date of Sale

Total Purchase Price \$ 106,000

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 present 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 validation, 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 tax payer will be penalized pursuant to Code of Alabama 1975 Section 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 Section 40-22-1 (h).

Date _____

Print Kenneth J. Davis

Unattested _____
(Verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) Circle one



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