

This instrument was prepared by:

Anthony D. Snable, Attorney
Snable, Chaney & Snable, LLC
2112 11th Avenue South, Suite 528
Birmingham, AL 35205

Send Tax Notices to:

Lee P. Somers, IV
Elisabeth I. Pellathy
1230 Oak Street
Montevallo, Alabama 35115

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED SIXTY TWO THOUSAND AND NO/100 DOLLARS (\$162,000.00) to the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, HOLLIE C. COST AND ANDREW L. COST, WIFE AND HUSBAND, (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto LEE P. SOMERS, IV AND ELISABETH I. PELLATHY, (hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in SHELBY County, Alabama to-wit:


LOT 2, BLOCK O, ACCORDING TO LYMAN'S ADDITION TO THE TOWN OF MONTEVALLO, ALABAMA, AS RECORDED IN MAP BOOK 3, PAGE 27, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Advalorem taxes for the current tax year, 2013.
2. Easements, restrictions, reservations and conditions of record.

\$126,000.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID FROM MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH:


TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.


20130723000298780 1/3 \$54.00
Shelby Cnty Judge of Probate, AL
07/23/2013 08:10:24 AM FILED/CERT


Shelby County, AL 07/23/2013
State of Alabama
Deed Tax: \$36.00

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 16th day of JULY, 2013.



HOLLIE C. COST (SEAL)



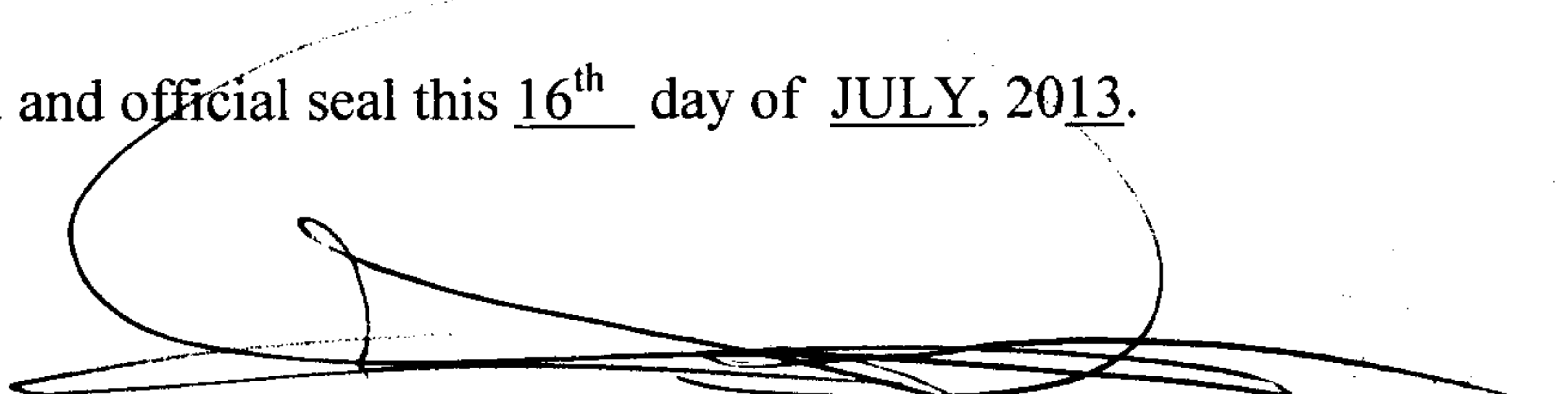
ANDREW L. COST (SEAL)

STATE OF ALABAMA)

SHELBY COUNTY)


I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that HOLLIE C. COST AND ANDREW L. COST, WIFE AND HUSBAND, 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 16th day of JULY, 2013.



NOTARY PUBLIC

My commission expires: 11/10/15


20130723000298780 2/3 \$54.00
Shelby Cnty Judge of Probate, AL
07/23/2013 08:10:24 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975

Grantor's Name HOLLIE C. COST
ANDREW L. COST
 Mailing Address 1230 OAK STREET
MONTEVALLO, AL 35115

Grantee's Name LEE P. SOMERS, IV AND
ELISABETH I. PELLATHY
 Mailing Address 1230 OAK STREET
MONTEVALLO, AL 35115

Property Address 1230 OAK STREET
MONTEVALLO, AL 35115

Date of Sale 7/16/13
 Total Purchase Price \$162,000.00


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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other


 20130723000298780 3/3 \$54.00
 Shelby Cnty Judge of Probate, AL
 07/23/2013 08:10:24 AM FILED/CERT

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 7/16/13
 Unattested (Signature)
 (verified by) ANTHONY D. SNABLE, ATTORNEY
 Print HOLLIE C. COST
ANDREW L. COST
 Sign X (Signature)
 (Grantor/Grantee/Owner/Agent) circle one
X (Signature) Form RT-1