

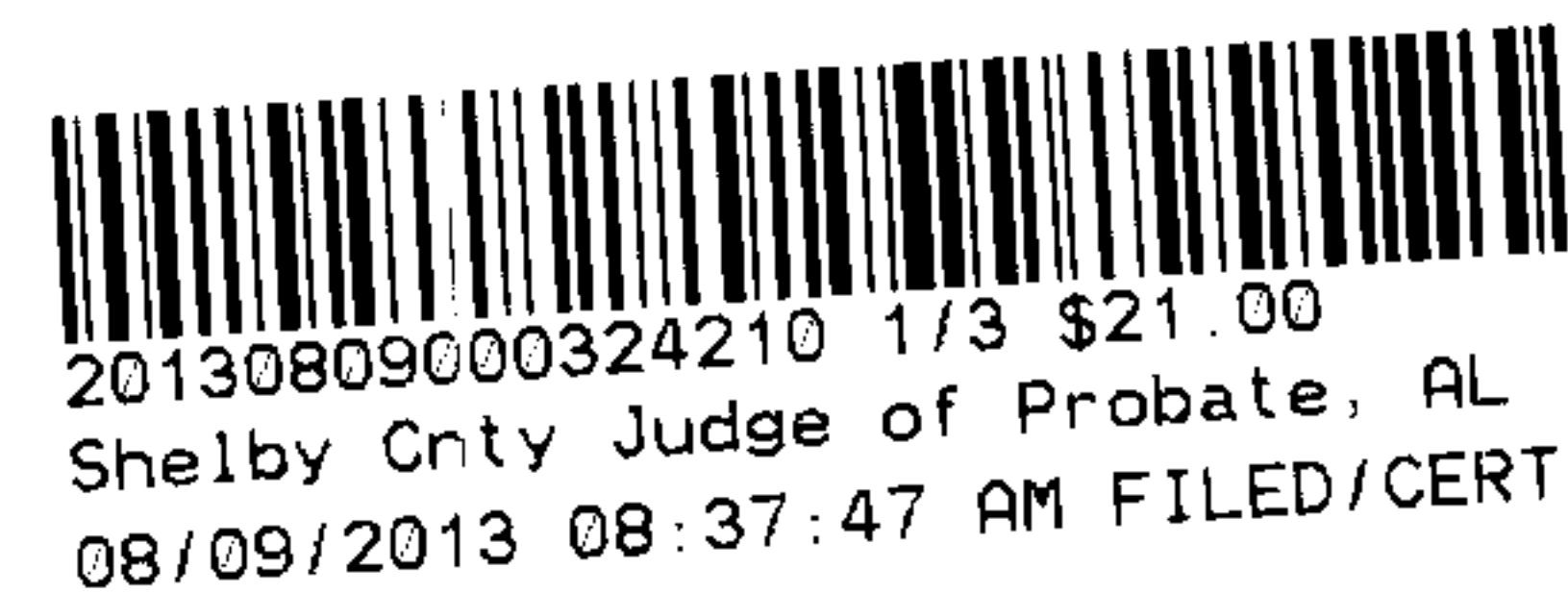
Send tax notice to:
John B. Cox
Katie C. Cox
c/o 1617 Southcrest Trail
Hoover, AL 35244

This instrument prepared by:
James R. Moncus, Jr., LLC
Attorney at Law
1313 Alford Avenue
Birmingham, Alabama 35226

STATE OF ALABAMA

SHELBY COUNTY

EXECUTOR'S WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of good and valuable consideration, in hand paid to the undersigned, John B. Cox, as Executor of the Estate of Arthur D. Davis, Deceased, Shelby County Probate Case No. PR-2013-000292, (hereinafter referred to as the "Grantor") by John B. Cox and Katie B. Cox, (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do, by these presents, grant, bargain, sell, and convey unto the Grantees all right title and interest of the said Estate of Arthur D. Davis of which the said Executor may have in this subject property situated in Shelby County, Alabama, to-wit:

The South 55 feet of Lots 9 and 10, Block 266, according to Dunstan's Map of the Town of Calera, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2013.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.
4. Mineral and mining rights not owned by the Grantor herein described.
5. Any existing mortgage indebtedness.

Kate S. Davis co-Grantee in the prior deed recorded at Instrument Number 1992-25365, in Shelby County, Alabama, predeceased her husband, Arthur D. Davis.

TO HAVE AND TO HOLD unto the Grantees, their heirs, executors, administrators and assigns forever.

And the Grantor does hereby covenant with Grantees, except as above noted that, at the time of delivery of this deed, the premises were free from all encumbrances made by him in his capacity as Executor and that he shall as Executor warrant and defend the same against the lawful claims and demands of all persons claiming, by, through and under him as Executor herein, but not otherwise.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 31 day of

July, 2013.

John B. Cox

John B. Cox, as Executor of the Estate of Arthur D. Davis, deceased, Shelby County Probate Case No. PR-2013-000292

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John B. Cox, whose name as Executor under the Estate of Arthur D. Davis, deceased, as shown by Shelby County Probate Case No. PR-2013-000292, 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 instrument, he, as such Executor and with full authority, executed the same voluntarily for and as the act of said Will on the day the same bears date.

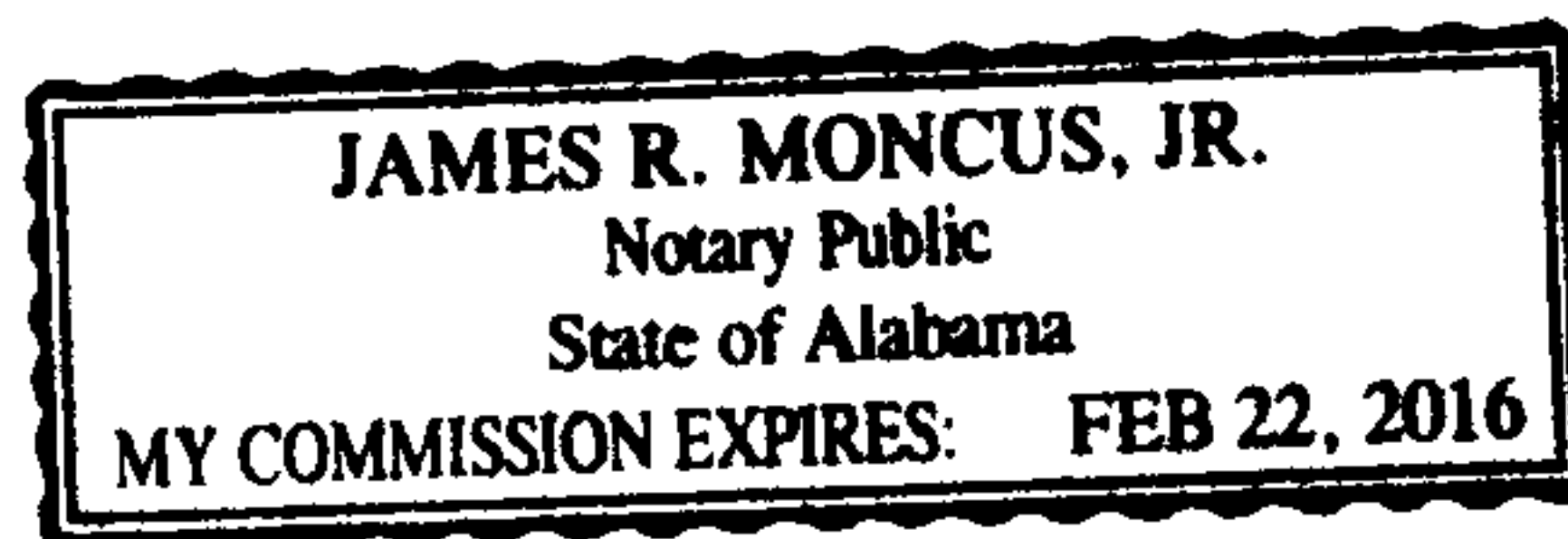
Given under my hand and official seal this the 31 day of July, 2013.

James R. Moncus, Jr.

Notary Public

[NOTARIAL SEAL]

My Commission expires: 2/22/16



20130809000324210 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
08/09/2013 08:37:47 AM 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 Estate of Arthur D. Davis Grantee's Name John B. Cox
 Mailing Address Case No. PR-2013-000292 Mailing Address Katie C. Cox
1617 Southcrest Trail
Hoover, AL 35244

Property Address 1990 16th Street Date of Sale 7/31/13
Calera, AL 35040 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 47,210

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 tax info sheet
☐ 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 8/1/13 Print James R. Moncus, Jr.
 Unattested _____ Sign _____
 (verified by) (Grantor/Grantee/Owner/Agent) Circle one

Form RT-1

20130809000324210 3/3 \$21.00
 Shelby Cnty Judge of Probate, AL
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