

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Joseph Armstrong
1265 Bennett Drive
Alabaster, Alabama 35007

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this January 31, 2014, That for and in consideration of **ONE HUNDRED TWENTY FOUR THOUSAND AND NO/100 (\$124,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **ROXANNE COOK, a married person**, (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the GRANTEE, **JOSEPH ARMSTRONG**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

From the Northeast corner of the Northeast ¼ of Southeast ¼ of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, run Southerly along the East boundary line of said ¼ ¼ Section for 250.0 feet; thence turn an angle of 91 deg. 13 min. 39 sec. to the right and run Westerly for 625 feet to the point of beginning of the land herein described; thence continue along the last said course for 100.0 feet; thence turn an angle of 91 deg. 13 min. 39 sec. to the left and run Southerly 200.00 feet; thence turn an angle of 88 deg. 46 min. 21 sec. to the left and run Easterly 100.00 feet; thence turn an angle of 91 deg. 13 min. 39 sec. to the left and run Northerly 200.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2014 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions of record
7. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 129, Page 37; Deed Book 178, Page 280 and Deed Book 188, Page 544 in Probate Office of Shelby County, Alabama.


20140203000030660 1/3 \$22.50
Shelby Cnty Judge of Probate, AL
02/03/2014 03:43:01 PM FILED/CERT

Shelby County, AL 02/03/2014
State of Alabama
Deed Tax: \$2.50

8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, including rights conveyed in Deed Book 48, Page 461, in the Probate Office of Shelby County, Alabama.

THE PROPERTY CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR THE HOMESTEAD OF THE GRANTOR'S SPOUSE.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

AND SAID GRANTORS, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of January 31, 2014.

GRANTOR:

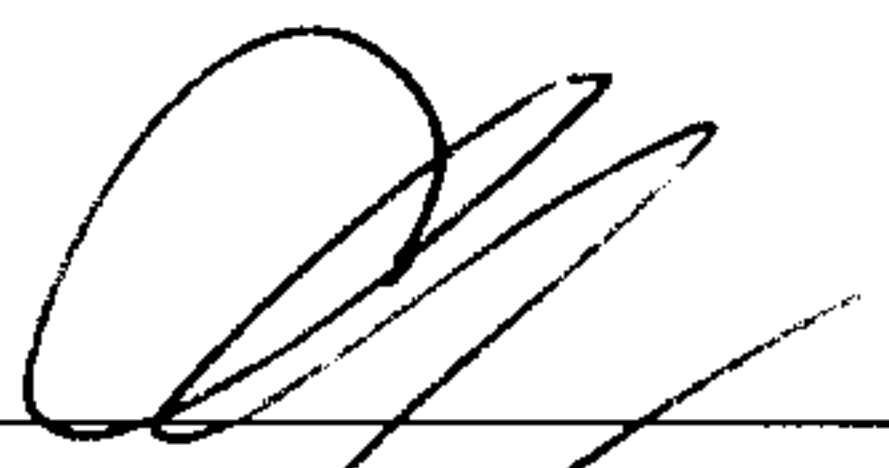


Roxanne Cook

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Roxanne Cook, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Roxanne Cook executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of January 31, 2014.



C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2015

[Affix Seal Here]


20140203000030660 2/3 \$22.50
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Real Estate Sales Validation Form

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

Grantor's Name Roxanne Cook
Mailing Address 1265 Bennett Drive
Albany AL 35007

Grantee's Name Joseph Armstrong
Mailing Address 1265 Bennett Drive
Albany AL 35007

Property Address 1265 Bennett Drive
Albany AL 35007

Date of Sale 1/31/14
Total Purchase Price \$ 124000

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20140203000030660 3/3 \$22.50
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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 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 _____

Print O Ryan Spradley

Unattested _____

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one