



20140306000061470 1/4 \$31.00
Shelby Cnty Judge of Probate, AL
03/06/2014 12:01:07 PM FILED/CERT

This instrument was prepared by
Thomas L. Kelly
1610 4th Avenue North
Bessemer, Alabama 35020

Send Tax Notice to:
Michael J. & Carol J. Scholl
7060 Mill Road
Rockford, IL 61108

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY FIVE THOUSAND AND 00/100(\$45,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **JOHNNY COX**, an unmarried man(herein referred to as grantor does grant, bargain, sell and convey unto **MICHAEL J. SCHOLL and wife, CAROL J. SCHOLL** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

See attached Exhibit "A"

\$37,000.00 of the above recited consideration is furnished through the proceeds of a purchase money mortgage recorded simultaneously herewith.


Johnny Cox is one and the same as John F. Cox

TO HAVE AND TO HOLD Unto the said GRANTEES, as joint tenants with right 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.

And I do for myself and for my heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 4th day of


March, 2014.


Johnny Cox

**STATE OF ALABAMA
JEFFERSON COUNTY**

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

Given under my hand and official seal this 4th day of March, 2014.



Notary Public

**My Commission Expires:
10-04-14**



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Commencing at the SE corner of the NE 1/4 of the NW 1/4 of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama; thence North 88, degrees, 08 minutes, 15 seconds West along the South line of said 1/4-1/4 for 659.87 feet; thence North 0 degrees, 14 minutes, 20 seconds West 340.00 feet; thence North 88 degrees, 08 minutes, 15 seconds West 540.00 feet to a 2" open pipe found at the POINT OF BEGINNING; thence North 88 degrees, 08 minutes, 15 seconds West 189.42 feet to a 5/8" rebar set; thence North 0 degrees, 37 minutes, 37 seconds East 488.28 feet to a 5/8" rebar set at the point of curvature of a curve to the left having a radius of 1480.00 feet, a central angle of 3 degrees, 31 minutes, 13 seconds and a chord of 90.92 feet bearing North 70 degrees, 37 minutes, 50 seconds East; thence East along said curve 90.93 feet to a 5/8" rebar set; thence 68 degrees, 52 minutes, 13 seconds East 104.47 feet; thence South 0 degrees, 04 minutes, 39 seconds East 562.22 feet to the POINT OF BEGINNING.


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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 Johnny Cox
Mailing Address 3920 Smokey Road
Alabaster, AL 35007

Grantee's Name Michael J. & Carol J. Scholl
Mailing Address 7060 Mill Road
Rockford, IL 61108

Property Address 3920 Smokey Road
Alabaster, AL 35007

Date of Sale March 4, 2014
Total Purchase Price \$ 45,000.00

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

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

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 3/4/2014

Print Johnny Cox

☒ Unattested

Michael J. Scholl
(verified by)
Michael J. Scholl
Carol J. Scholl

Sign

Johnny Cox
(Grantor/Grantee/Owner/Agent), circle one
Johnny Cox

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Form RT-1