

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Kermit M. Cobb
21 Woodfield Rd
Montevallo, AL 35115

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Twenty-Nine Thousand And No/100 Dollars (\$229,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Roger L. Gill, an unmarried man, individually and as heir-at-law of Janice M. Gill, deceased, and Jacob Ellis Hatcher, an unmarried man, as heir-at-law of Janice M. Gill, deceased (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Kermit M. Cobb (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Two Hundred Six Thousand One Hundred And No/100 Dollars (\$206,100.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Janice M. Gill, Grantee as recorded in Instrument #20100507000144300 died on or about November 21st, 2014

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on February 20, 2015.

Roger L. Gill
Roger L. Gill

Jacob Ellis Hatcher
Jacob Ellis Hatcher

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roger L. Gill and Jacob Ellis Hatcher, 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 on the day same bears date.

Given under my hand and official seal on the 20th day of February, 2015.

Cassy L. Dailey
Notary Public
Commission Expires: _____



EXHIBIT "A"

Part of the Southwest Quarter of Northeast Quarter of Section 7, Township 22 South, Range 2 West described as follows: Commence at the Northwest corner of the Southwest Quarter of the Northeast Quarter of Section 7 and go South 37 Degrees 49 Minutes East for 39.78 feet; thence South 89 Degrees 33 Minutes East for 186.35 feet; thence South 82 Degrees 10 Minutes East for 435.19 feet to the point of beginning; thence South 12 Degrees 29 Minutes East for 432 feet to the North boundary of Woodfield Road; thence North 77 Degrees 31 Minutes East along this boundary 441.30 feet to the beginning of a curve to the right having a central angle of 111 Degrees 3 Minutes and a radius of 60 feet; thence along this curve 116.29 feet; thence North 8 Degrees 34 Minutes East for 170.70 feet; thence North 82 Degrees 1 Minute West for 623.85 feet to the point of beginning. Situated in Shelby County, Alabama.

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Roger L. Gill and Jacob Ellis
Hatcher

Grantee's Name Kermit M. Cobb

Mailing Address 21 Woodfield Rd
Montevallo, AL 35115

Mailing Address 2717 Oxmoor Glen Dr
Birmingham, AL 35211

Property Address 21 Woodfield Rd
Montevallo, AL 35115

Date of Sale February 20, 2015

Total Purchase Price \$229,000.00

or

Actual Value \$

or

Assessor's Market Value \$

20150304000067380 03/04/2015 02:34:20 PM DEEDS 3/3

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:

☒ 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 - Roger L. Gill and Jacob Ellis Hatcher, 21 Woodfield Rd, Montevallo, AL
35115.

Grantee's name and mailing address - Kermit M. Cobb, 2717 Oxmoor Glen Dr, Birmingham, AL 35211.

Property address - 21 Woodfield Rd, Montevallo, AL 35115

Date of Sale - February 20, 2015.

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: February 20, 2015

Sign

Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/04/2015 02:34:20 PM
\$43.00 CHERRY
20150304000067380

A handwritten signature in black ink, likely belonging to Judge James W. Fuhrmeister, is written over a horizontal line.