

This instrument was prepared by:  
Ellis, Head, Owens & Justice  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:

Alida J. Jones  
916 Signal Valley Trail  
Chelsea, AL 35043

**WARRANTY DEED**

20150318000085700 1/3 \$240.00  
Shelby Cnty Judge of Probate, AL  
03/18/2015 04:19:23 PM FILED/CERT

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED TWENTY THOUSAND AND NO/00 DOLLARS (\$220,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Anita Mazer Cord, an unmarried woman, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Alida J. Jones, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for Legal Description.

Subject to taxes for 2015 and subsequent years, easements, restrictions, rights of way and permits of record.

Anita Mazer Cord is one and the same person as Anita Mazer and the surviving grantee of that deed recorded in Instrument #2000-3259, as corrected by Instrument #2000-5775, the other grantee Richard Cord, having died on April 14, 2006.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 18<sup>th</sup> day of March, 2015.

Anita Mazer Cord  
Anita Mazer Cord

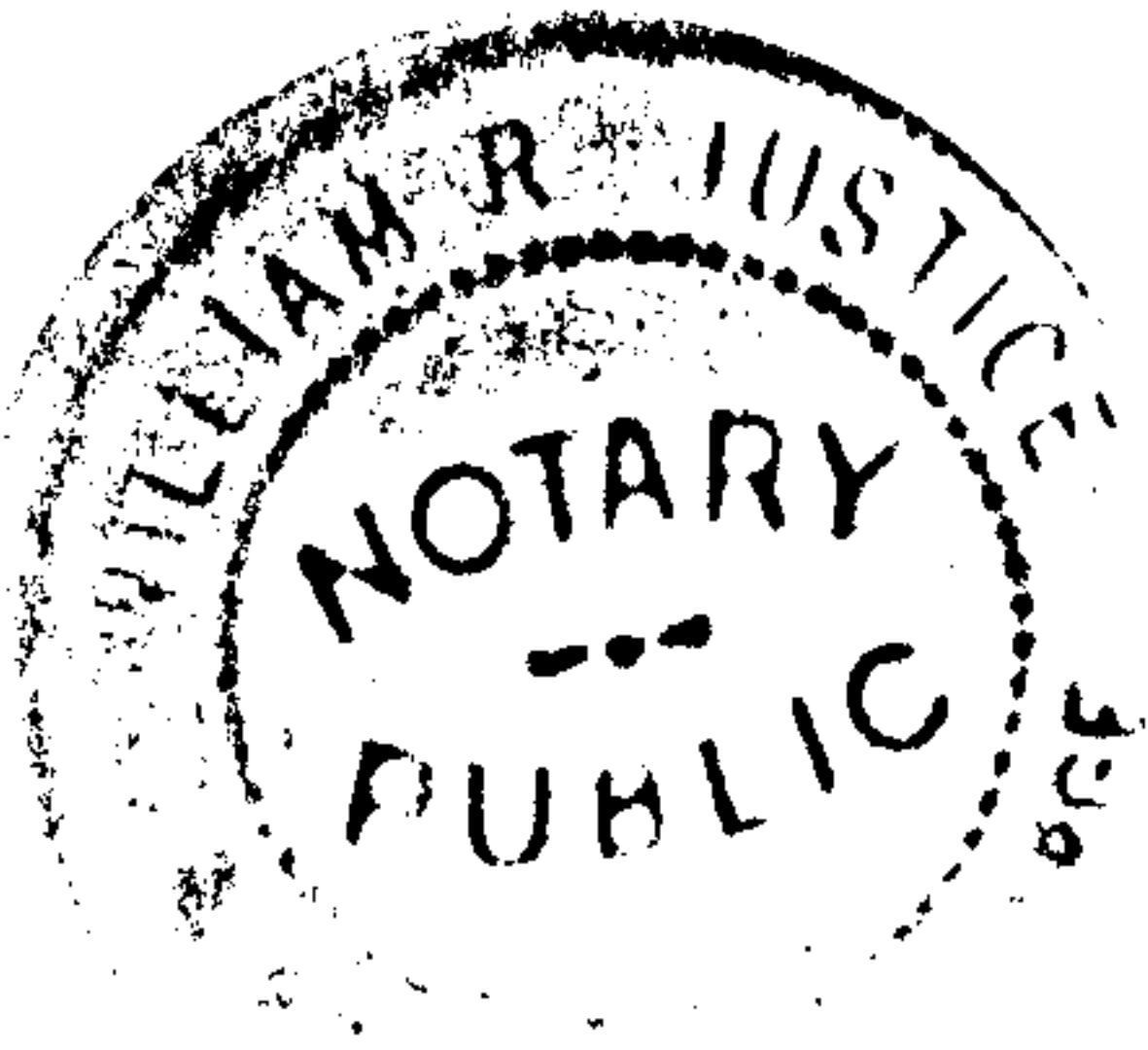
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Anita Mazer Cord, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18<sup>th</sup> day of March, 2015.


My Commission Expires: 9/12/15

William R. Justice  
Notary Public



Shelby County, AL 03/18/2015  
State of Alabama  
Deed Tax: \$220.00

EXHIBIT "A"  
LEGAL DESCRIPTION

  
20150318000085700 2/3 \$240.00  
Shelby Cnty Judge of Probate, AL  
03/18/2015 04:19:23 PM FILED/CERT

**All of the E  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama being more particularly described as follows:**

**Begin at the Southeast corner of the said E  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  (iron pin found) and run North 0 degrees 09 minutes 02 seconds West along the East line of the said  $\frac{1}{4}$ - $\frac{1}{4}$  for 1313.83 feet to the northeast corner of the said E  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  (iron pin found), thence North 88 degrees 52 minutes 28 seconds West and along the North line of the said E  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  for 667.49 feet to the Northwest corner of the said E  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  (iron pin found), thence South 0 degrees 07 minutes 34 seconds East for 1308.06 feet to the Southwest corner of the E  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  (iron pin found), thence South 88 degrees 22 minutes 52 seconds East for 668.20 feet to the point of beginning.**

*ame*



Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1*

Grantor's Name : Anita Mazer Cord  
Mailing Address 320 Fern Valley  
Chelsea, AL 35043

Grantee's Name: Alida J. Jones  
Mailing Address: 916 Signal Valley Trail  
Chelsea, AL 35043

Property Address: Signal Valley  
Chelsea, AL

Date of Sale 3-18-15  
Total Purchase Price \$ 220,000.00


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 –

  
20150318000085700 3/3 \$240.00  
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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 3-18-15

Sign Anita Mazer Cord  
(Grantor/Grantee/Owner/Agent/circle one)

Print Anita Mazer Cord

☐ Unattested

\_\_\_\_\_  
(Verified by)