

Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

Know all Men by these Presents: That, in consideration of Two Hundred Six Thousand and No/100ths Dollars (\$206,000.00) and other good and valuable consideration to them in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **BRADLEY COOK AND TABATHA BARNES COOK, Husband and Wife** (herein referred to as “Grantors”) do by these presents grant, bargain, sell and convey unto **TOM ROYCE AND VALARIE ROYCE** (herein referred to as “Grantees”) for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 165, according to the Survey of Wynlake Phase 4-D, as recorded in Map book 36, page 85, in the Probate Office of Shelby County, Alabama.

TABATHA BARNES COOK AND TABATHA BARNES ARE ONE AND THE SAME.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights and taxes and assessments for the year 2015 and all subsequent years and the following:

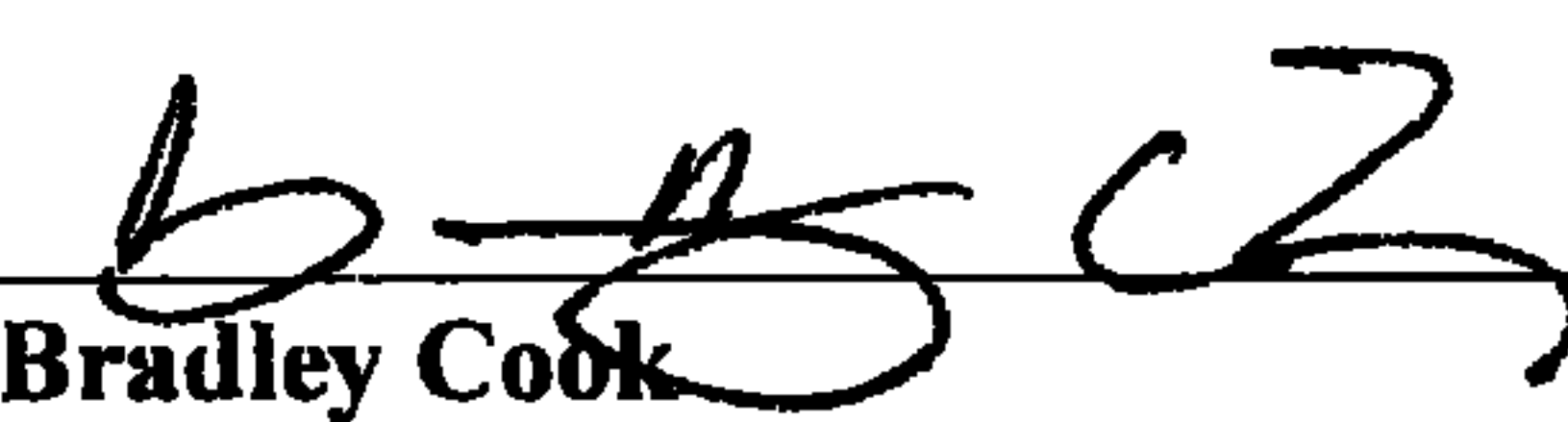
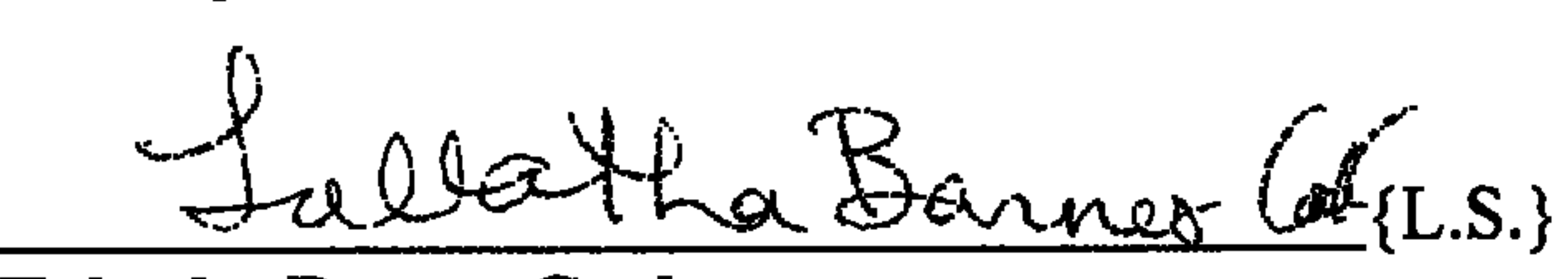
1. Building Setback line of 30 feet reserved from Seams Way and 30 feet along the rear, as shown per plat.
2. Utility easements as shown by recorded plat, including, 10 feet along the rear and 7.5 feet on the southerly side.
3. Restrictions, covenants, and conditions as set out in Inst. No. 1995-30874, and amended in Inst. No. 2002-857, and , in Probate Office, but omitting any covenants or restrictions, if an, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
4. Restrictions, limitations and conditions as set out in Plat Book 36, page 85, in the Probate Office of Shelby County, Alabama.
5. Right(s)-of-Way(s) granted to Alabama Power Company, as set out in Real 40, page 202, Volume 245, page 264, Volume 101, page 76, Volume 121, page 191, and Volume 138, page 317, in the Probate Office.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 15, page 375 ,and Inst. No. 20020516000231070, in Probate Office.
7. Declaration of Marketing Conveyance as recorded in Inst. No. 2002-2008, and amended by Inst. No. 20060215000075440, in Probate Office.
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 set out in Inst. No. 20070823000397980, and Corrected in Inst. No. 20070917000435030, and Inst. No. 20070823000397990, in Probate Office.

S 195,700.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantors have set their hands and seals this 30th day of April, 2015.

_____	 _____ {L.S.}
WITNESS	Bradley Cook
_____	 _____ {L.S.}
WITNESS	Tabatha Barnes Cook

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Bradley Cook and Tabatha Barnes Cook**, 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 voluntarily on the day the same bears date.

Given under my hand and seal this 30th day of April, 2015.

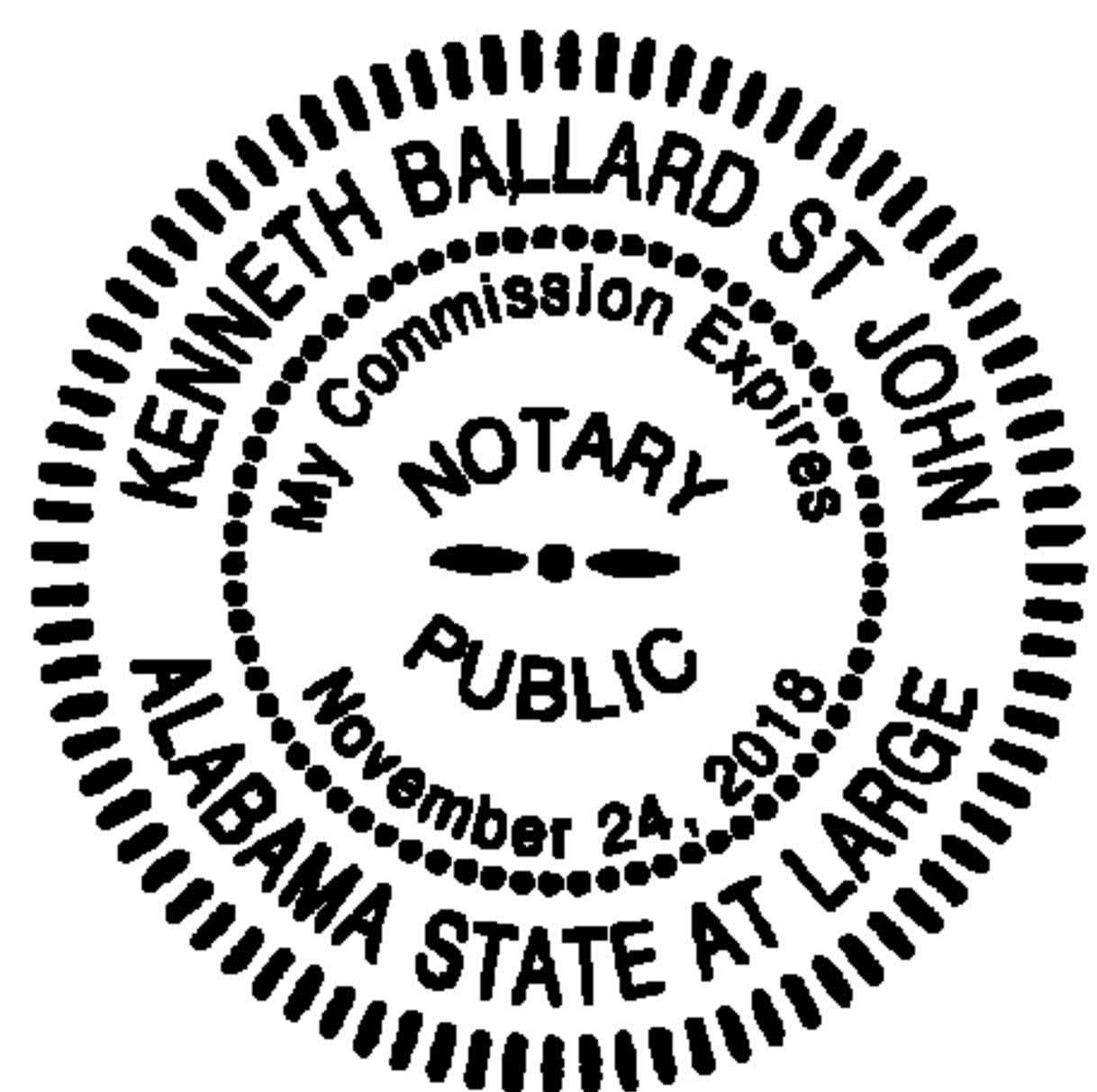
_____
Notary Public
My commission expires 11/24/2018

GRANTEES' MAILING ADDRESS:

121 Seams Way
Alabaster, AL 35007

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker
Attorney at law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2015-04-4570



Real Estate Sales Validation Form

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

Grantor's Name Bradley Cook and Tabatha Barnes
Mailing Address 112 CREEK WATER ST
HELENA AL 35080

Grantee's Name Tom Royce and Valarie Royce
Mailing Address 121 Seams Way
Alabaster, AL 35007

Property Address 121 Seams Way
Alabaster, AL 35007

Date of Sale 04/30/2015
Total Purchase Price \$206,000.00
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 evidenced: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☐ Other _____
☒ XXX 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 - provided 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 of the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real 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.

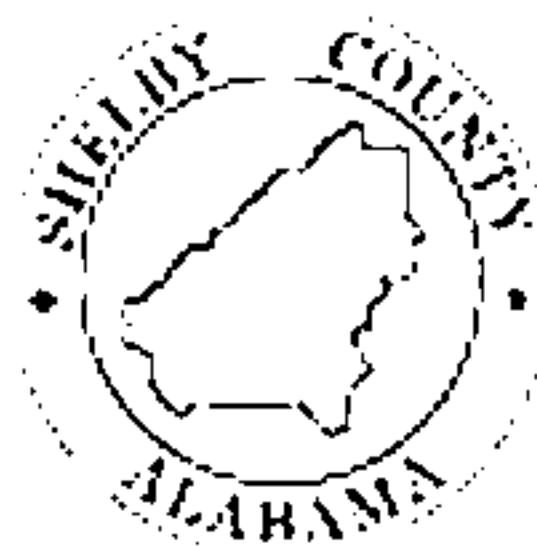
This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value. If not proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged 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 4/30/15

Print: Bradley Cook

Unattested [Signature] Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/07/2015 11:35:15 AM
\$30.50 CHERRY
20150507000149840

[Signature]