

This Instrument was Prepared by:

Send Tax Notice To: Western REI, LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-15-22265

3360 Dany Allison Blvd
Hughesville, AL
35023

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seven Hundred Fifty Thousand Dollars and No Cents (\$750,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Theron O. Cox and Jane F. Cox as Trustees of The Theron O. Cox Revocable Trust, u/a dated June 28, 2004 as amended July 14, 2009 and Teresa Cox Kirkwood, a married woman individually and Theron O. Cox, a married man, individually**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Western REI, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

PARCEL I:

N 1/2 of NE 1/4; the E 1/2 of NW 1/4; the SE diagonal half of the SW 1/4 of NW 1/4; the SW 1/4 of the NE 1/4; the NE 1/4 of SW 1/4; the W 1/2 of the SE 1/4; and the SE 1/4 of SE 1/4; all in Section 28, Township 24 North, Range 15 East, Shelby County, Alabama.

All of the above lands lying North of Waxahatchee Creek.

PARCEL II:

Beginning at the NE corner of the NW 1/4 of the NW 1/4 of Section 28, township 24 North, Range 15 East; Go South 125.22 feet, then Southwest 296.95 feet; ten North 285 feet to the section line and then East 250 feet back to the point of beginning, Shelby County, Alabama.

Property may be subject to 2015 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the Homestead of the grantors herein.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of June, 2015.

THERON O. COX AND JANE F. COX, AS
TRUSTEES OF THE THERON O. COX
REVOCABLE TRUST U/A DATED JUNE 28, 2004
AS AMENDED JULY 14, 2009

Theron O. Cox
Theron O. Cox
Trustee

Jane F. Cox
Jane F. Cox
Trustee

Theron O. Cox
Theron O. Cox

Teresa Cox Kirkwood
Teresa Cox Kirkwood



20150707000227910 1/4 \$773.00
Shelby Cnty Judge of Probate, AL
07/07/2015 08:30:08 AM FILED/CERT

Shelby County, AL 07/07/2015
State of Alabama
Deed Tax: \$750.00

State of Alabama

County of Shelby

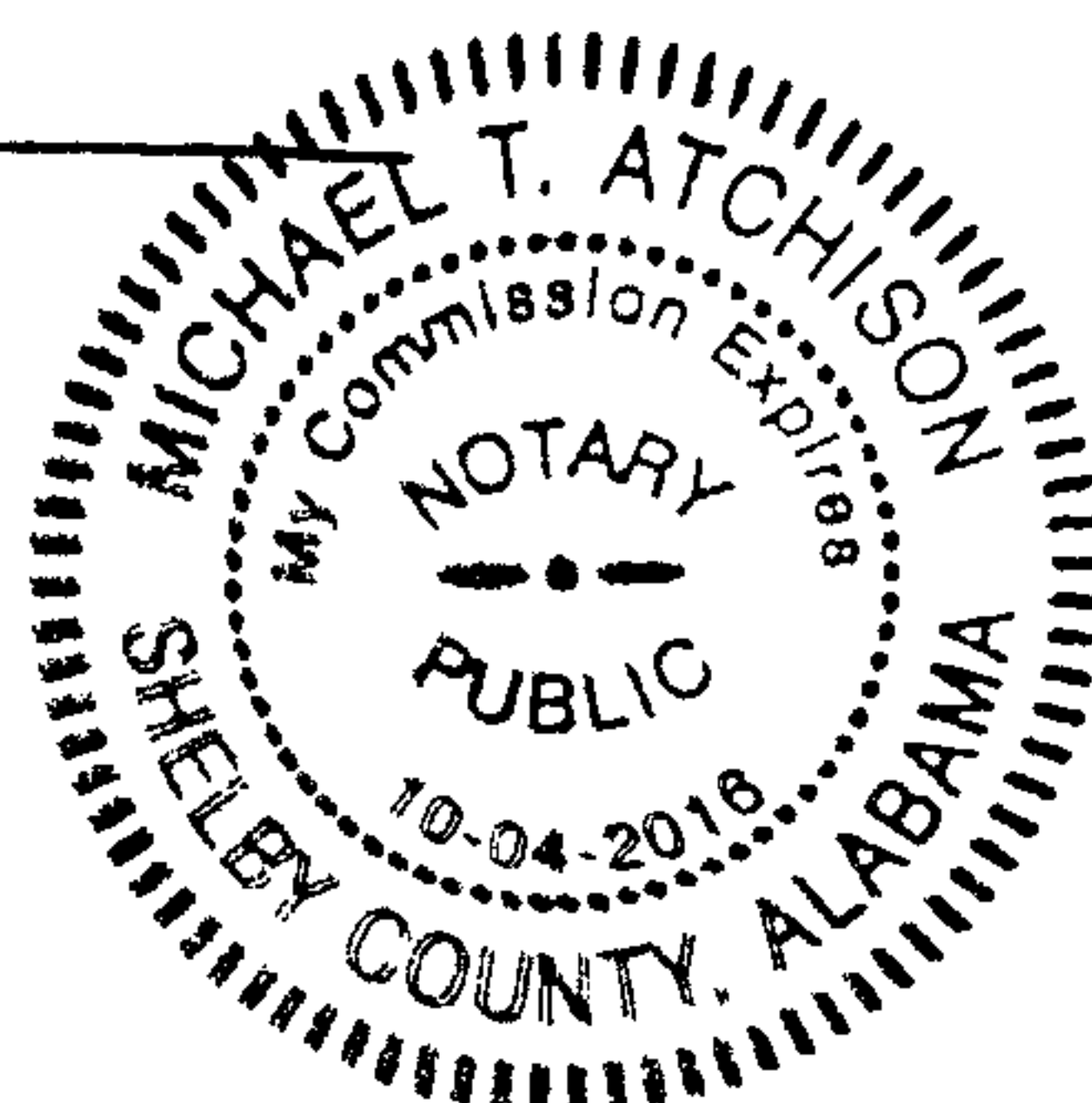
I, a Notary Public in and for the said County in said State, hereby certify that Theron O. Cox and Jane F. Cox, as Trustees of The Theron O. Cox Revocable Trust u/a dated June 28, 2004 as amended July 14, 2009, Teresa Cox Kirkwood, and Theron O. Cox, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of June, 2015.


Notary Public, State of Alabama

My Commission Expires:

10-4-2016



20150707000227910 2/4 \$773.00
Shelby Cnty Judge of Probate, AL
07/07/2015 08:30:08 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Theron O. Cox and Jane F. Cox, as
Trustees of The Theron O. Cox
Revocable Trust u/a dated June 28,
2004 as amended July 14, 2009
Teresa Cox Kirkwood
Theron O. Cox

Mailing Address PO Box 314
Shelby AL 35143

Property Address Abernethy
Shelby, AL 35143

Grantee's Name Western REI, LLC

Mailing Address 3360 Davy Allsm 13142
14th town AL 35023
, AL

Date of Sale June 30, 2015

Total Purchase Price \$750,000.00

or

Actual Value _____

or

Assessor's Market Value _____



20150707000227910 3/4 \$773.00
Shelby Cnty Judge of Probate, AL
07/07/2015 08:30:08 AM FILED/CERT

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 of 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 June 29, 2015


Print Theron O. Cox and Jane F. Cox, as Trustees of The
Theron O. Cox Revocable Trust u/a dated June 28,


Form RT-1

Unattested

(verified by)

Sign


(Grantor/Grantee/Owner/Agent) circle one


20150707000227910 4/4 \$773.00
Shelby Cnty Judge of Probate, AL
07/07/2015 08:30:08 AM FILED/CERT