

Reli Settlement Solutions, LLC
3595 Grandview Parkway
Suite 600
Birmingham, Alabama 35243
RNT1500640

Send tax notice to:

MICHAEL Z. SMITH
5548 DOUBLE OAK LANE
BIRMINGHAM, AL 35242

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
SHELBY COUNTY


20150903000308700 1/3 \$305.00
Shelby Cnty Judge of Probate, AL
09/03/2015 01:58:27 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty Five Thousand and 00/100 Dollars (\$285,000.00) in hand paid to the undersigned, **Robert E. Cox, a married man** (hereinafter referred to as "Grantor"), by **James Thompson and Michael Z. Smith** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the Southwest corner of the SE 1/4 of the SW 1/4 of Section 22, Township 19 South, Range 2 West, described as follows, to-wit: Begin at the Southwest corner of the SE 1/4 of the SW 1/4 of Section 22, Township 19 South, Range 2 West; thence North 5 degrees West 789.7 feet to an iron pin; thence 127 degrees 30 minutes to the right, 839.6 feet to an iron pin in the root of an 18 inch sweetgum, near the West boundary line of the Montevallo and Ashville Road; thence 41 degrees 00 minutes to the right 211.2 feet to the center line of a creek; thence down said creek, including to the center line of same, being North 80 degrees West 165 feet; thence continue down said creek, bearing South 6 degrees West 165 feet, more or less to point its intersection with the South boundary line of said Section 22; thence West along the South boundary line of Section 22, 528 feet, more or less to point of beginning.

Less and except therefrom the following parcel of land: Begin at a point which is 551 feet North 5 degrees West of the Southwest corner of the SE 1/4 of SW 1/4 of Section 22, Township 19 South, Range 2 West, continue thence North 3 degrees West, along line at present marked by wire fence, 238.7 feet; thence 127 degrees and 30 minutes right 459.3 feet; thence 148 degrees and 55 minutes right, 367 feet to the point of beginning, being situated in Shelby County, Alabama.

Less and except any part lying within the right of way of the public road(s).

THE HEREIN DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR, NOR THAT OF HIS SPOUSE.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.

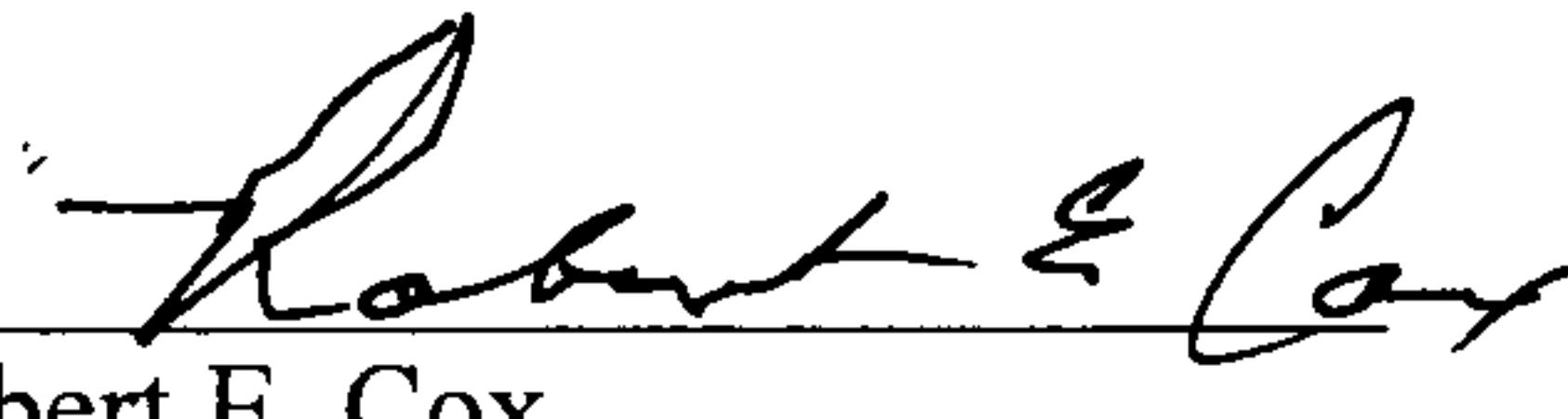
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

The Grantor does for himself, his heirs and assigns, covenant with Grantees their heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, their heirs, executors, administrators and assigns forever.

Shelby County, AL 09/03/2015
State of Alabama
Deed Tax \$285.00

IN WITNESS WHEREOF, Grantor has set his signature and seal on this, the 2nd day of September, 2015.



Robert E. Cox

STATE OF ALABAMA
COUNTY OF JEFFERSON

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

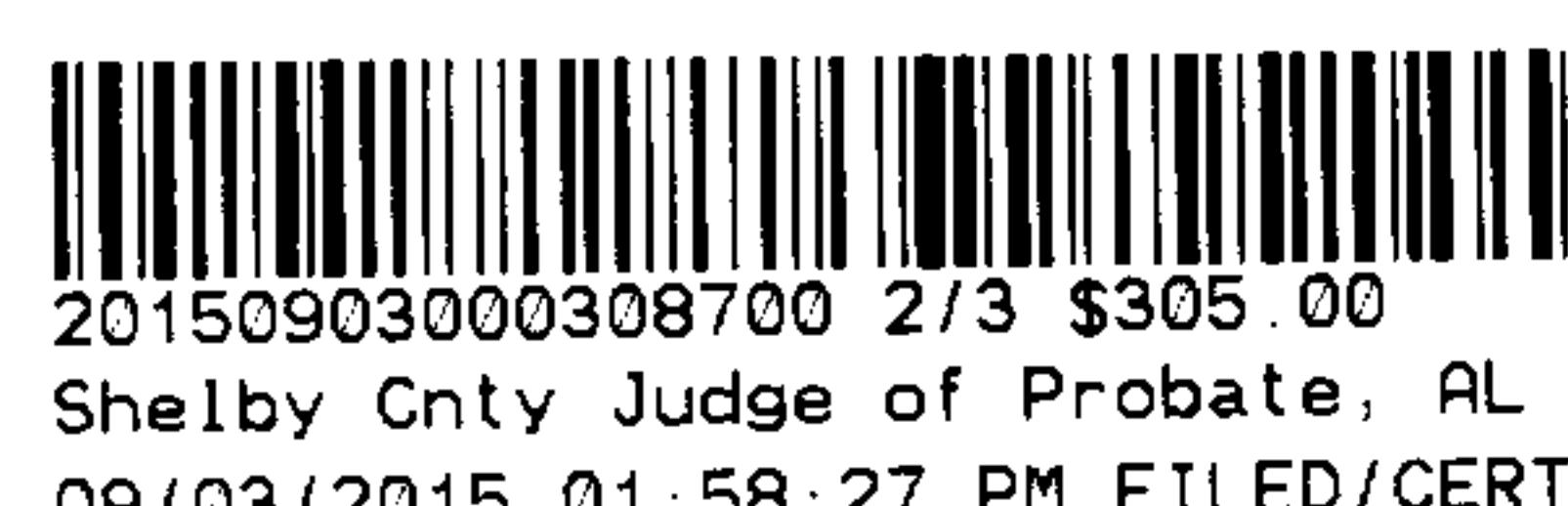
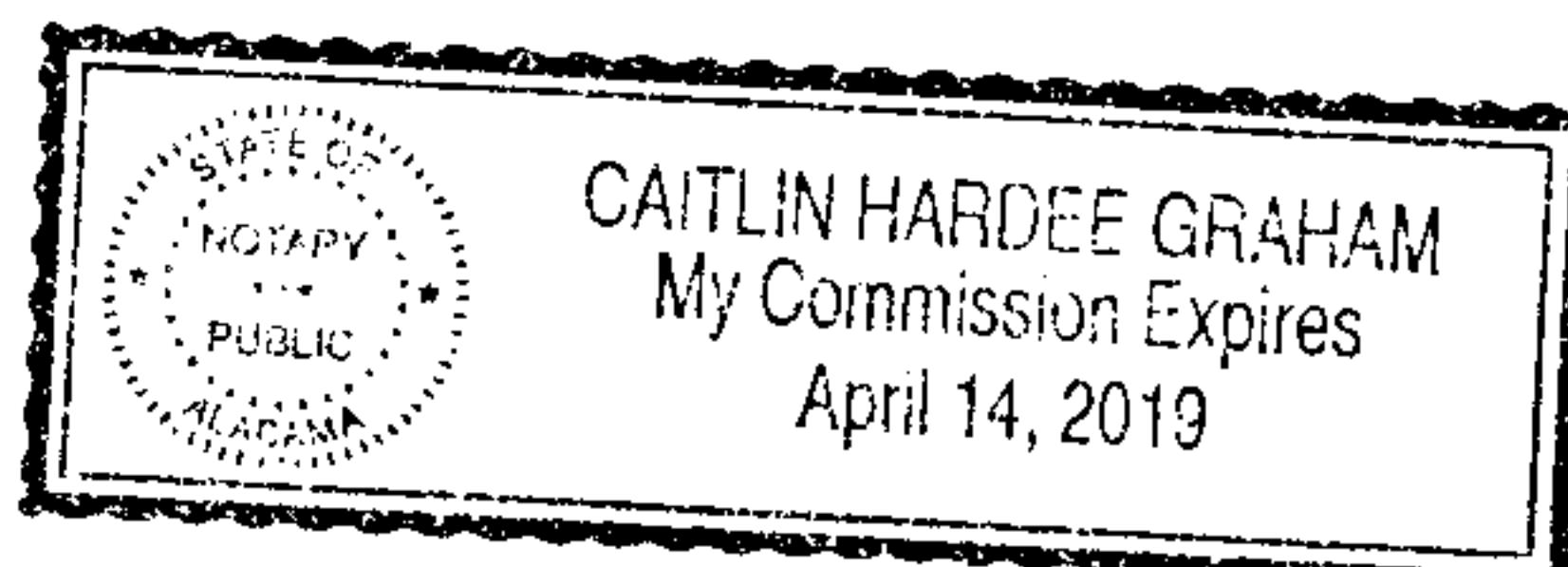
Given under my hand and official seal this, the 2 day of September, 2015.

(Notary Seal)



Notary Public

Print Name: CAITLIN HARDEE GRAHAM
Commission Expires: 4-14-19



Real Estate Sales Validation Form

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

Grantor's Name: Robert E. Cox

Grantee's Name: James Thompson and Michael Z. Smith

Mailing Address: 1141 Kimberly Ave
Gardendale, AL 35071

Mailing Address: 5548 Double Oak Lane
Birmingham, AL 35242

Property Address: 5548 Double Oak Lane
Birmingham, AL 35242

Date of Sale: 9/2/2015

Total Purchase Price: \$285,000.00

or

Actual Value: \$ n/a

or

Assessor's Market Value: \$ n/a

County: Shelby

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: 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).

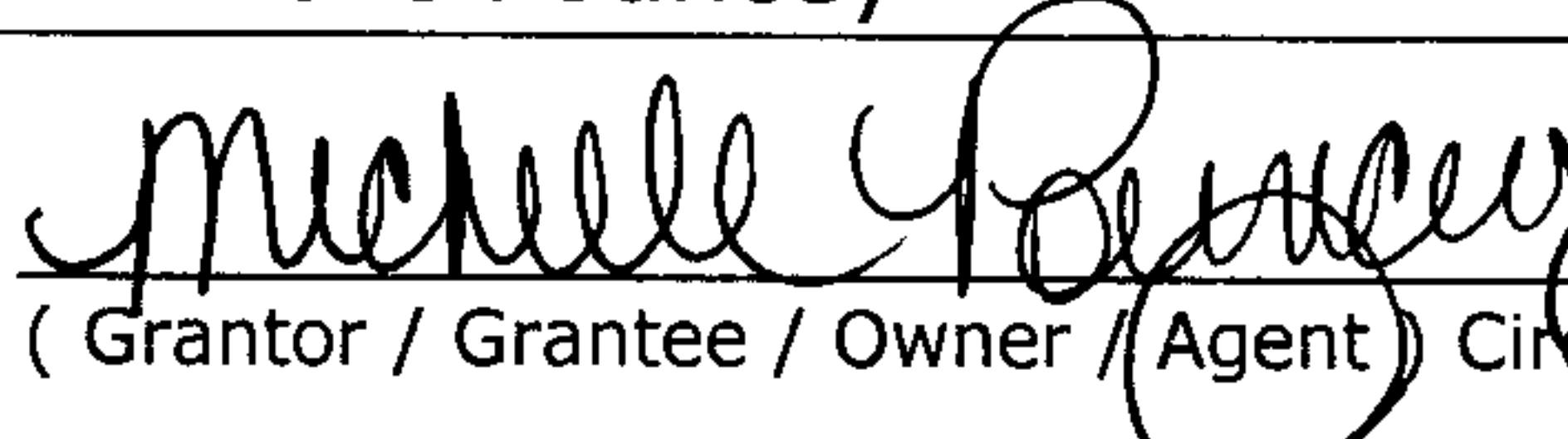
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: 9/2/2015

Print: Michelle Pouncey

Unattested

Sign


(Grantor / Grantee / Owner / Agent)

Circle One


20150903000308700 3/3 \$305.00
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Form RT-1