

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 506
Birmingham, AL 35226

Send Tax Notice to:
Brian Cobb & Jennifer Cobb
1441 Stoneykirk Road
Pelham, AL 35124

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIFTEEN THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$15,400.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, PROPST FULTONDALE, LLC, a Delaware limited liability company, by PROPST PROPERTIES, a Delaware limited liability company and sole member, by JOHN N. HUGHEY, Managing Member (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, BRIAN COBB and JENNIFER COBB (hereinafter referred to as Grantee), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 467, according to the Final Plat of Stoneykirk at Ballantrac Phase 3, as recorded in Map Book 35, Page 11, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights, if any, of record.

\$15,400.00 of the above-recited purchase price was paid in cash.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and her heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 2nd day of September, 2015.

John N. Hughey
PROPST FULTONDALE, LLC
By its sole Member, PROPST PROPERTIES, LLC,
By its Managing Member, John N. Hughey

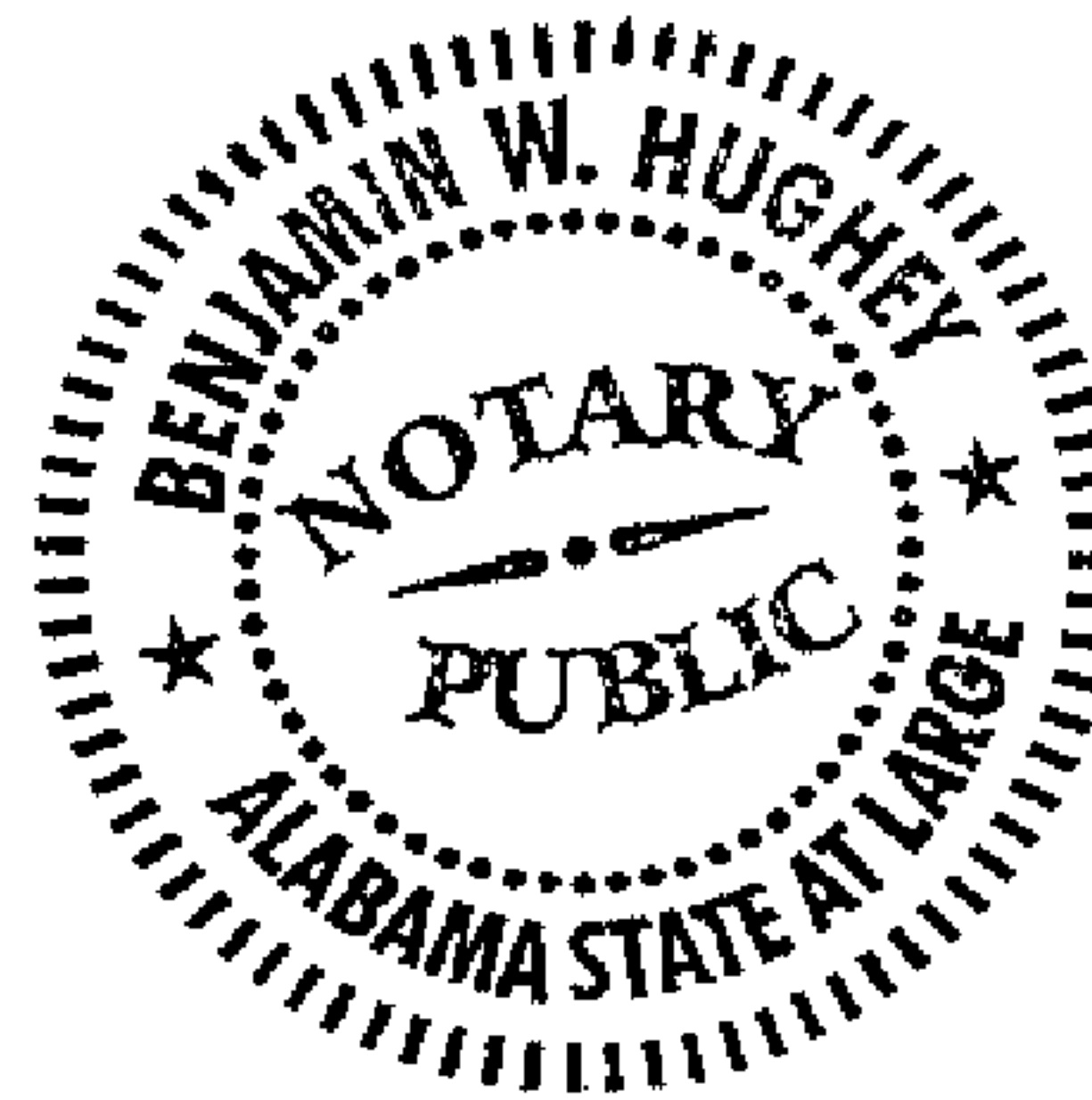
STATE OF ALABAMA)

COUNTY OF Madison)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that JOHN N. HUGHEY, whose name as Managing Member of PROPST PROPERTIES, LLC, sole member of PROPST FULTONDALE, LLC, a Delaware limited liability company, 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 instrument, he, as such Managing Member, and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of September, 2015.

Benjamin W. Hughey
NOTARY PUBLIC
My commission expires: 5-7-17



Real Estate Sales Validation Form

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

Grantor's Name	<u>PROPST FULTONDALE, LLC</u>	Grantee's Name	<u>BRIAN COBB and JENNIFER COBB</u>
Mailing Address	<u>305 CHURCH STREET, STE 715</u> <u>HUNTSVILLE, AL 35801</u>	Mailing Address	<u>1445 STONEYKIRK ROAD</u> <u>PELHAM, AL 35124</u>
Property Address	<u>1441 STONEYKIRK ROAD</u> <u>PELHAM, AL 35124</u>	Date of Sale	<u>October 2, 2015</u>
		Total Purchase Price	<u>\$15,400.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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AM 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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 October 2, 2015

Print Malcolm S. McLeod

☐ Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

**My Commission Expires
March 8th, 2018**



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/07/2015 11:19:11 AM
\$35.50 CHERRY
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[Signature]