

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:

Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Madison Cox
447 Rocky Ridge Rd
Columbiana AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration Ninety Six Thousand***** AND NO/00 DOLLARS (\$ 96,000.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Debra Ellison and Anthony Ellison, Husband and wife, Robert Cox, a single man and Ronald Cox and wife Tammy Cox*** (herein referred to as ***Grantor***) grant, bargain, sell and convey unto ***Madison Cox and Todd King*** (herein referred to as ***Grantees***), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

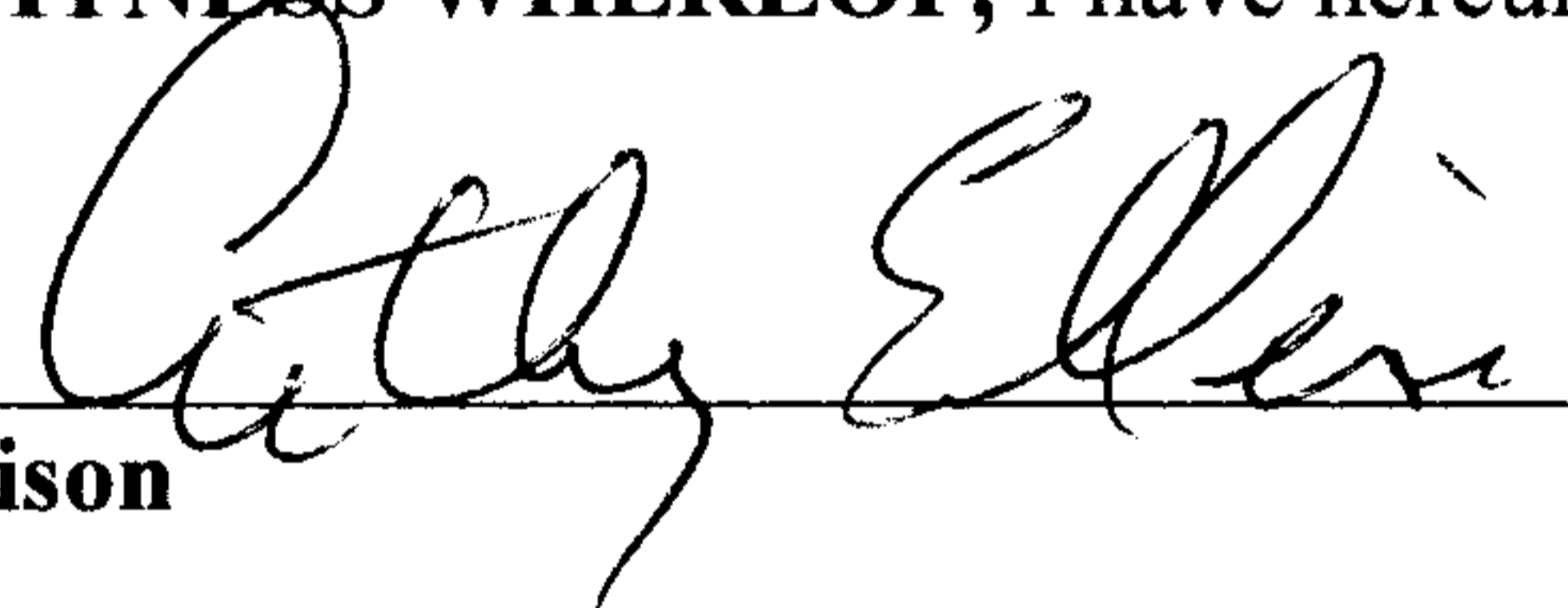
1. Ad valorem taxes due and payable October 1, 2015.
2. Easements, restrictions, rights of way, and permits of record.


No part of the homestead of Debra Ellison, Anthony Ellison and Robert Cox.
Ronald Cox and wife, Tammy Cox, grantors herein reserve a Life Estate in and to said property.

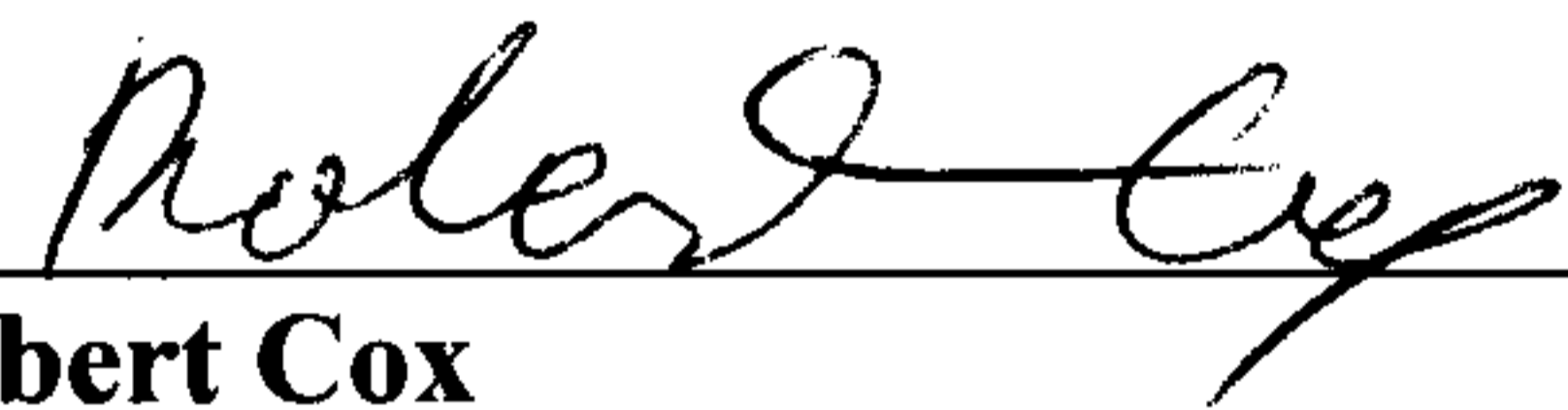
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.


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.

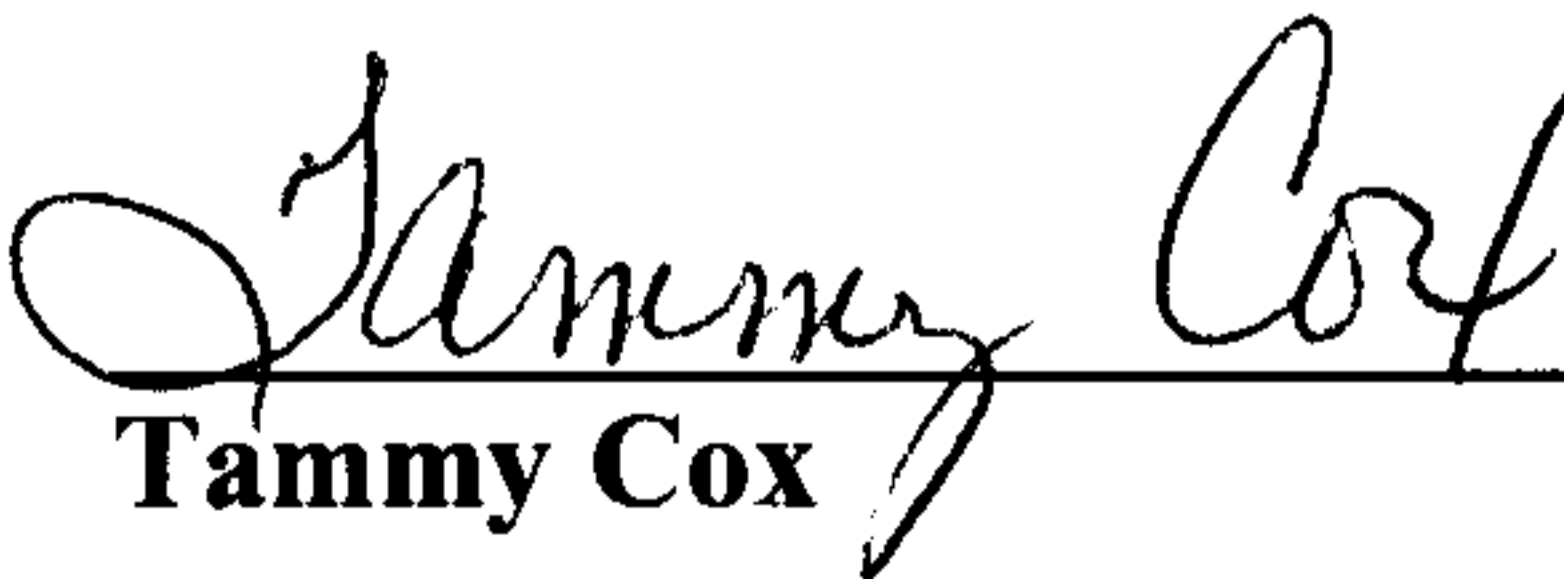
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9th day of October, 2015.

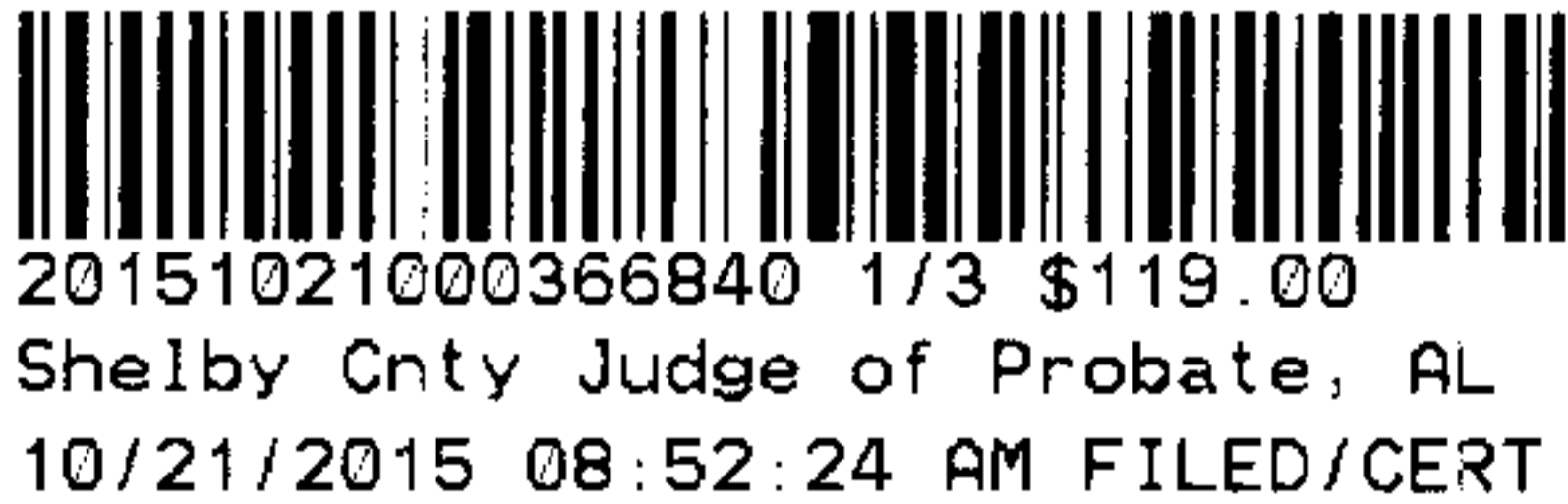

Anthony Ellison


Debra Ellison


Robert Cox


Ronald Cox


Tammy Cox

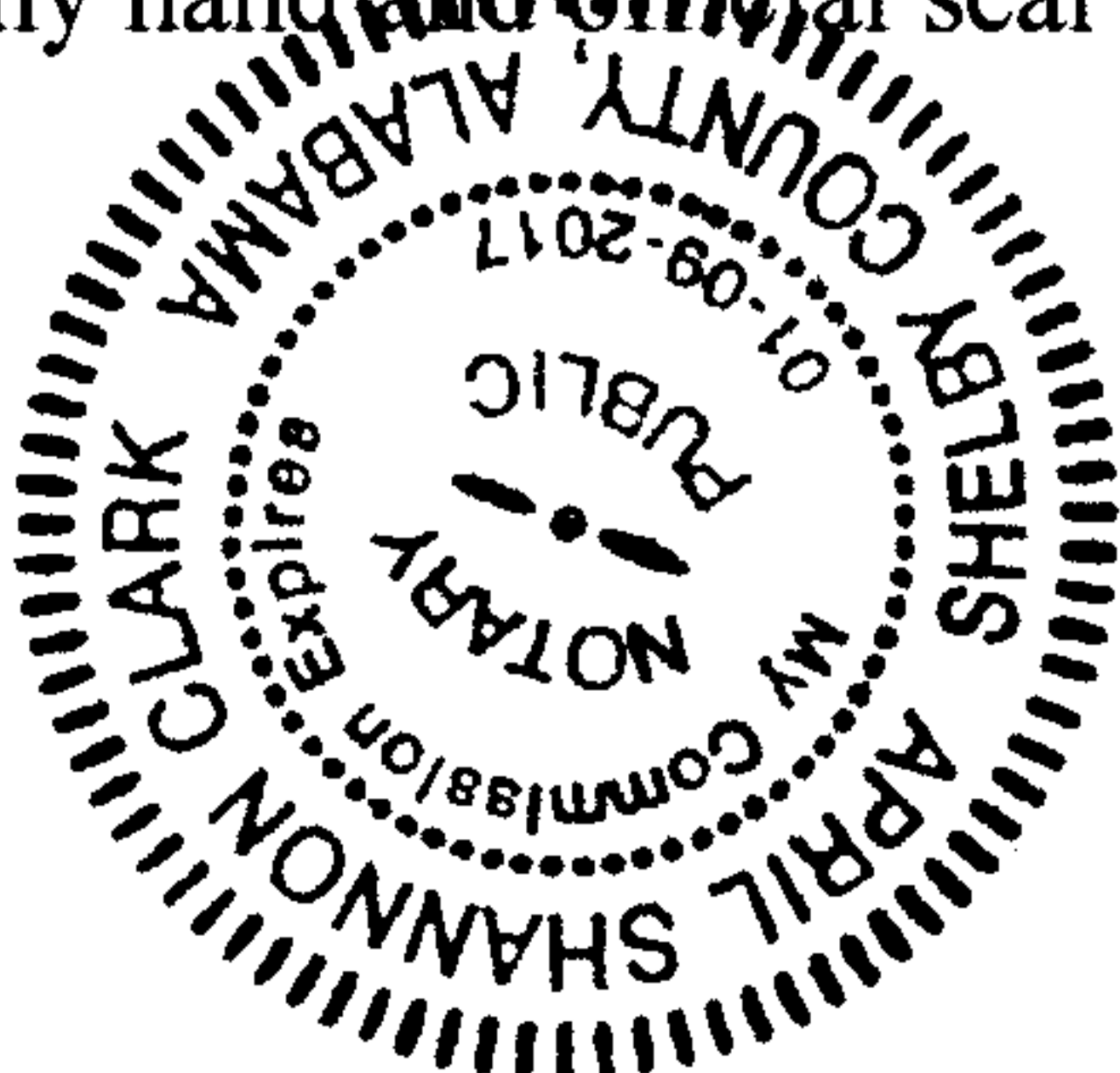


STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 10/21/2015
State of Alabama
Deed Tax: \$96.00

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***Anthony Ellison, Debra Ellison, Robert Cox and Ronald Cox and Tammy Cox*** whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of October, 2015.





Notary Public
My Commission Expires: 1-9-2017

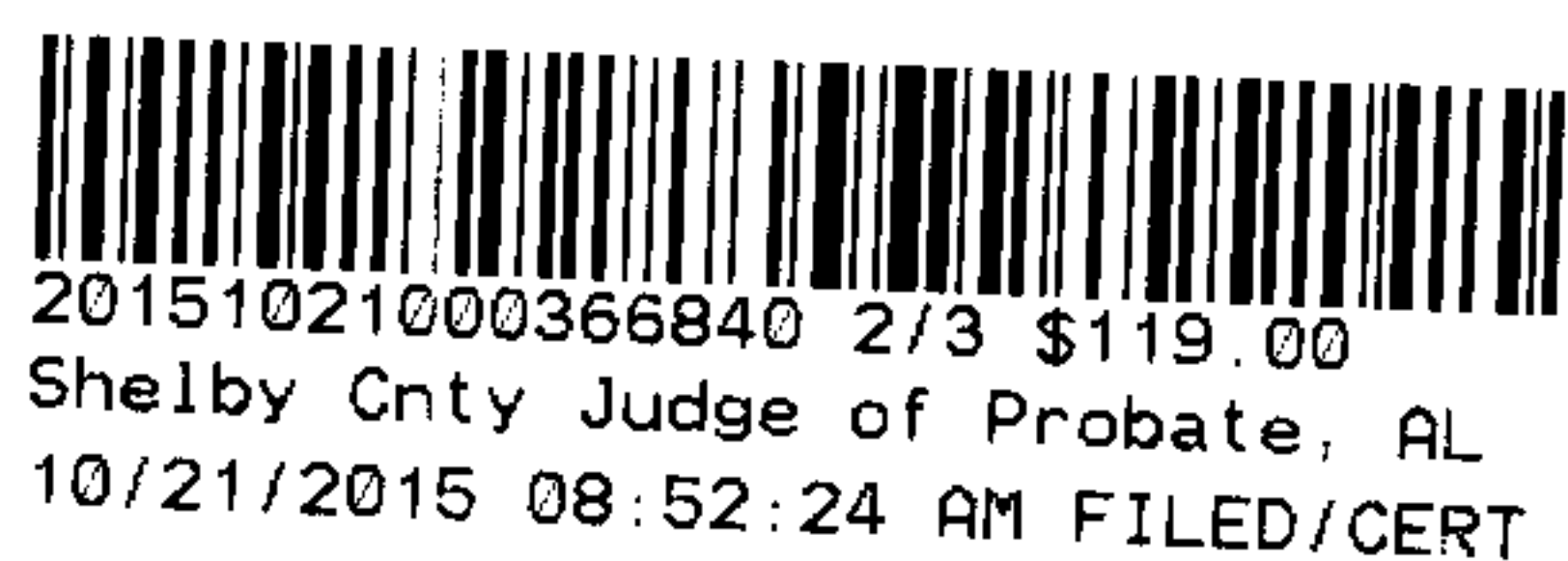
EXHIBIT A – LEGAL DESCRIPTION

A Parcel of land to be known as Lot 5 of Cox Family Subdivision, in the process of being recorded in the Office of the Judge of Probate of Shelby County, Alabama and being more particularly described as follows:

BEGIN at the SW Corner of the NE 1/4 of the SE 1/4 of Section 15, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N00°04'53"E, a distance of 409.36'; thence N88°20'28"E, a distance of 340.41'; thence S20°12'36"E, a distance of 76.28'; thence N59°52'22"E, a distance of 309.87'; thence S26°42'01"E, a distance of 244.85' to a curve to the right, having a radius of 245.00, a central angle of 37°44'54", and subtended by a chord which bears S07°49'35"E, and a chord distance of 158.51'; thence along the arc of said curve, a distance of 161.41'; thence S11°02'52"W, a distance of 107.78'; thence S88°20'28"W, a distance of 746.48' to the POINT OF BEGINNING.

ALSO

Commence at the SW Corner of the NE 1/4 of the SE 1/4 of Section 15, Township 21 South, Range 1 West, Shelby County, Alabama; thence N88°20'28"E, a distance of 771.44'; thence N00°07'04"E, a distance of 342.75' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 77.25'; thence S88°20'28"W, a distance of 38.47'; thence S26°42'01"E, a distance of 85.22' to the POINT OF BEGINNING.



Grantor's Name

Debra Ellison

Mailing Address

18701 Hwy 145
Shelby AL 35143

Property Address

447 Rocky Ridge Rd
Columbiana AL

Grantee's Name

Madison Coy

Mailing Address

447 Rocky Ridge Rd
Columbiana AL 35051

Date of Sale

10-9-2015

Total Purchase Price

or

Actual Value

or

Assessor's Market Value

\$96,000.00

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 _____

Print

Mike T. Atchison

Unattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20151021000366840 3/3 \$119.00
Shelby Cnty Judge of Probate, AL
10/21/2015 08:52:24 AM FILED/CERT

Form RT-1