



20151113000393790 1/3 \$27.50
Shelby Cnty Judge of Probate, AL
11/13/2015 11:06:29 AM FILED/CERT

Space above this line reserved for Recording Office

The preparer of this deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of the legal description contained herein. This deed was prepared without the benefit of a survey or title search.

This Instrument Was Prepared By:
Donna J. Beaulieu, Attorney at Law
S. Phillip Bahakel & Associates
P.O. Box 88, Pelham, AL 35124

Send Tax Notice to:
Billy R. & Alma J. Cox
211 Donaldson Road
Columbiana, Alabama 35051

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of **Ten and 00/100 Dollars (\$10.00)*** to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, **Nathan D. Martin and Cindy L. Martin, a married couple**, whose address is 211 Donaldson Road, Columbiana, Alabama 35051 (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto **Alma Joyce Cox and Billy Ray Cox, a married couple**, whose address is 1180 Valentine Circle, Wilsonville, Alabama 35186 hereinafter referred to as GRANTEES), for and during their joint lives (in joint tenancy) and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in the County of **Shelby** and State of Alabama, to-wit:

Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 4, Township 22 South, Range 1 West; thence run North along the West line of said 1/4-1/4 for 800.88 feet to the center of a county road; thence 19 degrees 41 minutes right run Northeasterly along said road for 199.10 feet; thence 19 degrees 15 minutes right continue along said for 377.80 feet; thence 51 degrees 36 minutes right run along said road for 287.34 feet; thence 87 degrees 10 minutes right run 71.30 feet; thence 1 degree 25 minutes right run 147.58 feet to the Point of Beginning; thence continue last described course for 168.03 feet; thence 88 degrees 56 minutes right run 258.75 feet; thence 90 degrees 00 minutes right run 168.00 feet; thence 90 degrees 00 minutes right run 261.86 feet to the Point of beginning.

Also a 20 foot easement the center of which is described as follows: Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 4, Township 22 South, Range 1 West; thence run North along the West line of said 1/4-1/4 for 800.55 feet to the center of a county road; thence 19 degrees 41 minutes right run along said road for 199.10 feet; thence 19 degrees 15 minutes right continue along said road for 377.80 feet; thence 51 degrees 36 minutes right run along said road for 126.31 feet to the Point of Beginning; thence 68 degrees 23 minutes right run 166.06 feet; thence 25 minutes 30 seconds right run 68.33 to the point.

This conveyance is hereby made subject to restrictions, easements, and rights of way of record in the Probate Office of Shelby County, Alabama.

***Tax Assessed value: \$7,500.00.**

Shelby County, AL 11/13/2015
State of Alabama
Deed Tax: \$7.50



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Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same 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 we do for ourselves and for our successors and assigns, covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs and assigns shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set my hand and seal on this the 3rd day of November, 2015.


NATHAN D. MARTIN

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Nathan D. Martin**, whose name 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of November, 2015.


Notary Public

My Commission Expires: 1/23/16


CINDY L. MARTIN

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Cindy L. Martin**, whose name 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of November, 2015.


Notary Public

My Commission Expires: 1/23/16

Real Estate Sales Validation Form

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

Grantor's Name Nathan Martin
Mailing Address _____

Grantee's Name Alma Joyce Cox
Mailing Address Billy Ray Cox

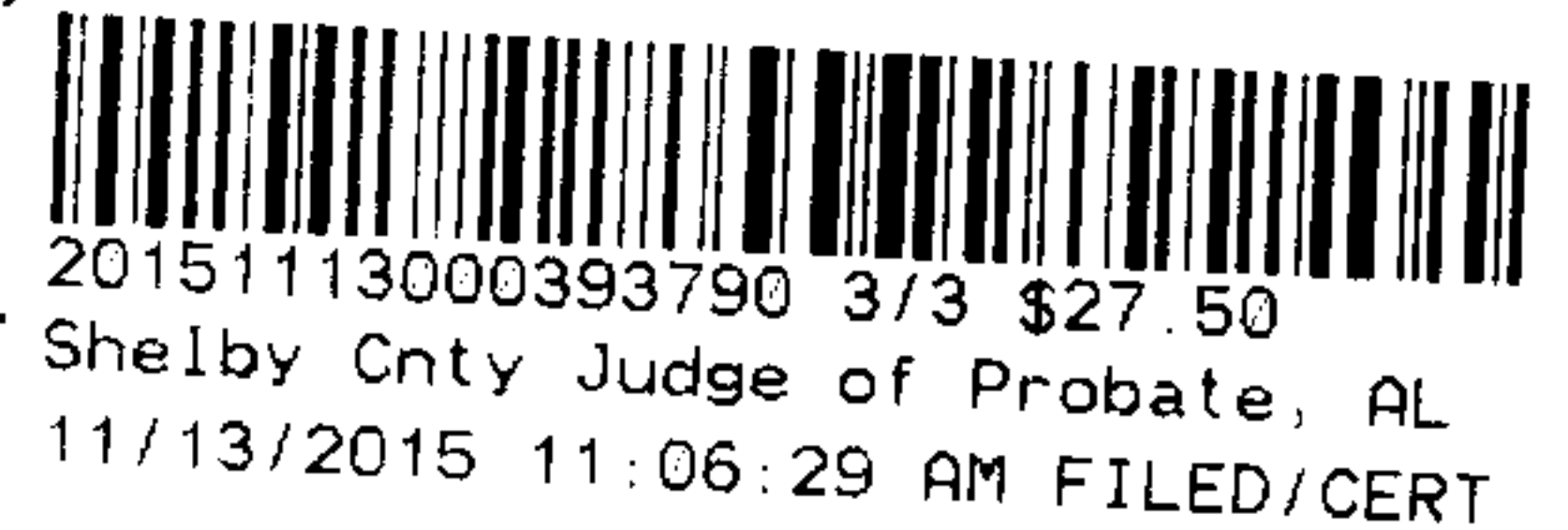
Property Address 29-2-04-0-000-008.000

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 7500.

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 Tax Office



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 11/13/15

Print Billy R. Cox

☒ Unattested

[Signature]
(verified by)

Sign Billy R. Cox
(Grantor/Grantee/Owner/Agent) circle one