

TITLE NOT EXAMINED
PREPARED WITHOUT BENEFIT OF SURVEY
Prepared by
Joel C. Watson, Attorney at Law
1240 1st. N, Alabaster, Alabama 35007
ATTORNEY DID NOT CLOSE TRANSACTION


20151203000412810 1/3 \$57.00
Shelby Cnty Judge of Probate, AL
12/03/2015 09:54:29 AM FILED/CERT

WARRANTY DEED, TO SOLE GRANTEE

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE HUNDRED DOLLARS AND NO\100 to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged we/I, JOHN W. COX, A SINGLE MAN (herein referred to as grantors) do grant, bargain, sell and convey unto

JOHNNY L. COX (herein referred to as Grantee) the following described real estate, IN SHELBY COUNTY to wit:

SEE EXHIBIT A FOR LEGAL

Subject to Easements, Restrictions and Rights of Way of Record and mortgages of record.

TO HAVE AND TO HOLD, to the said GRANTEE in fee simple, and to the heirs and assigns of such grantee forever, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances;

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 persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand (s) and seal(s), this

1st day of December, 2015

WITNESS:


Grantor JOHN W. COX

Grantor

STATE OF ALABAMA) GENERAL ACKNOWLEDGEMENT
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN W. COX whose name is signed to the foregoing conveyance, and who is known to me, acknowledge 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 1st day of December A.D. 2015.


NOTARY PUBLIC

My Commission Expires: 11/19/19

Shelby County, AL 12/03/2015
State of Alabama
Deed Tax: \$37.00

EXHIBIT "A"

PARCEL I:

Commence at the SW corner of the SE 1/4 of the SW 1/4 of Section 22, Township 20 South, Range 3 West; thence run East along the South line thereof 678.42 feet; thence 91 degrees 31 minutes left run 2015.90 feet; thence 58 degrees 09 minutes left run 93.47 feet to the Northeasterly right of way of Roy Drive; thence 39 degrees 13 minutes 51 seconds left run 58.64 feet to the point of beginning; thence continued along the last described course 436.00 feet; thence 98 degrees 18 minutes 36 seconds right run 331.83 feet to the Southerly right of way of Roy Drive; thence 96 degrees 32 minutes 05 seconds right run along said right of way 30.28 feet to a point of a curve to the right, having a radius of 158.24 feet; thence run along said curve 101.02 feet; thence continue along the last described course 120.85 feet to a point of curve to the left, having a radius of 512.60 feet; thence run along said curve 155.93 feet; thence continue along the last described course 49.56 feet to a point of a curve to the right, having a radius of 253.54 feet; thence run along said curve 59.52 feet to the point of beginning. According to survey of Thomas E. Simmons, RLS #12945, dated September 7, 1995. TO HAVE AND TO HOLD to said GRANTEE forever.



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Real Estate Sales Validation Form

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

Grantor's Name _____
Mailing Address _____

Grantee's Name JOHNNY L COX
Mailing Address 5240 ROY DR
HELENA ALA
35080

Property Address _____

Date of Sale DEC 1 2015
Total Purchase Price \$ 5000



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or
Actual Value \$ 36,850

or
Assessor's Market Value \$ _____

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 Tax office
☐ 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 12/2/15

Print JOHNNY L COX

☒ Unattested

[Signature]
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one