

This Instrument was Prepared by:

Shannon E. Price, Esq.  
P.O. Box 19144  
Birmingham, AL 35219

Send Tax Notice To: Steven C. Davis  
4417 Cahaba River Road  
Hoover, AL 35216

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:  
Shelby County

That in consideration of the sum of **Two Hundred Ninety Thousand Dollars and No Cents (\$290,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **James A. Cooke and Dee E. Globetti, husband and wife, whose mailing address is 31 Country Cove, Chelsea, AL 35043** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Steven C. Davis, whose mailing address is 4417 Cahaba River Road, Hoover, AL 35216** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **4417 Cahaba River Boulevard, Hoover, AL 35216**; to wit;

**LOT 17, ACCORDING TO THE SURVEY OF FINAL PLAT FOR BENT RIVER, PHASE IV, AS RECORDED IN MAP BOOK 41, PAGE 64 A AND B, IN THE OFFICE OF THE SHELBY COUNTY, ALABAMA.**

\$232,000.00 of the purchase price is being paid by a mortgage being simultaneously recorded herewith.

**Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

All taxes for the year 2016 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 41, Page 64A & B.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 2009-47735 and Instrument 2010-15499 and Instrument 2011-27028 in the Probate Office of Shelby County, Alabama.

Sewer and Utility easement as recorded in Instrument 2003-71329.

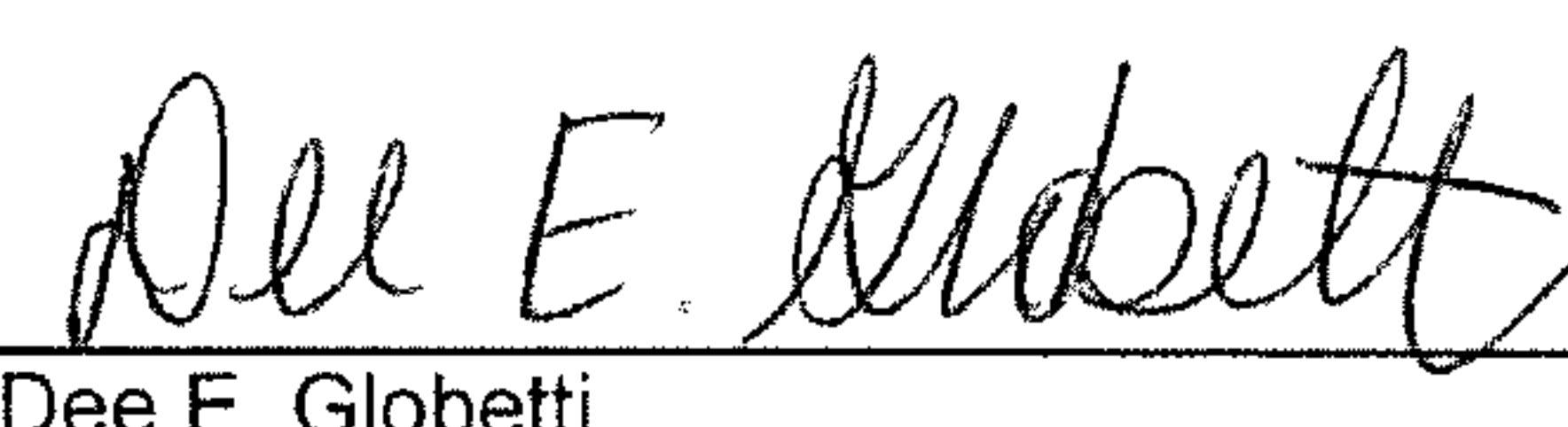
Restrictions, public utility easements, and building setback lines as recorded in Map Book 41, Page 64 A & B.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, 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 the 4th day of March, 2016.

  
James A. Cooke

  
Dee E. Globetti

State of Alabama

} General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that James A. Cooke and Dee E. Globetti, husband and wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged 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 the 4th day of March, 2016.

Notary Public, State of Alabama

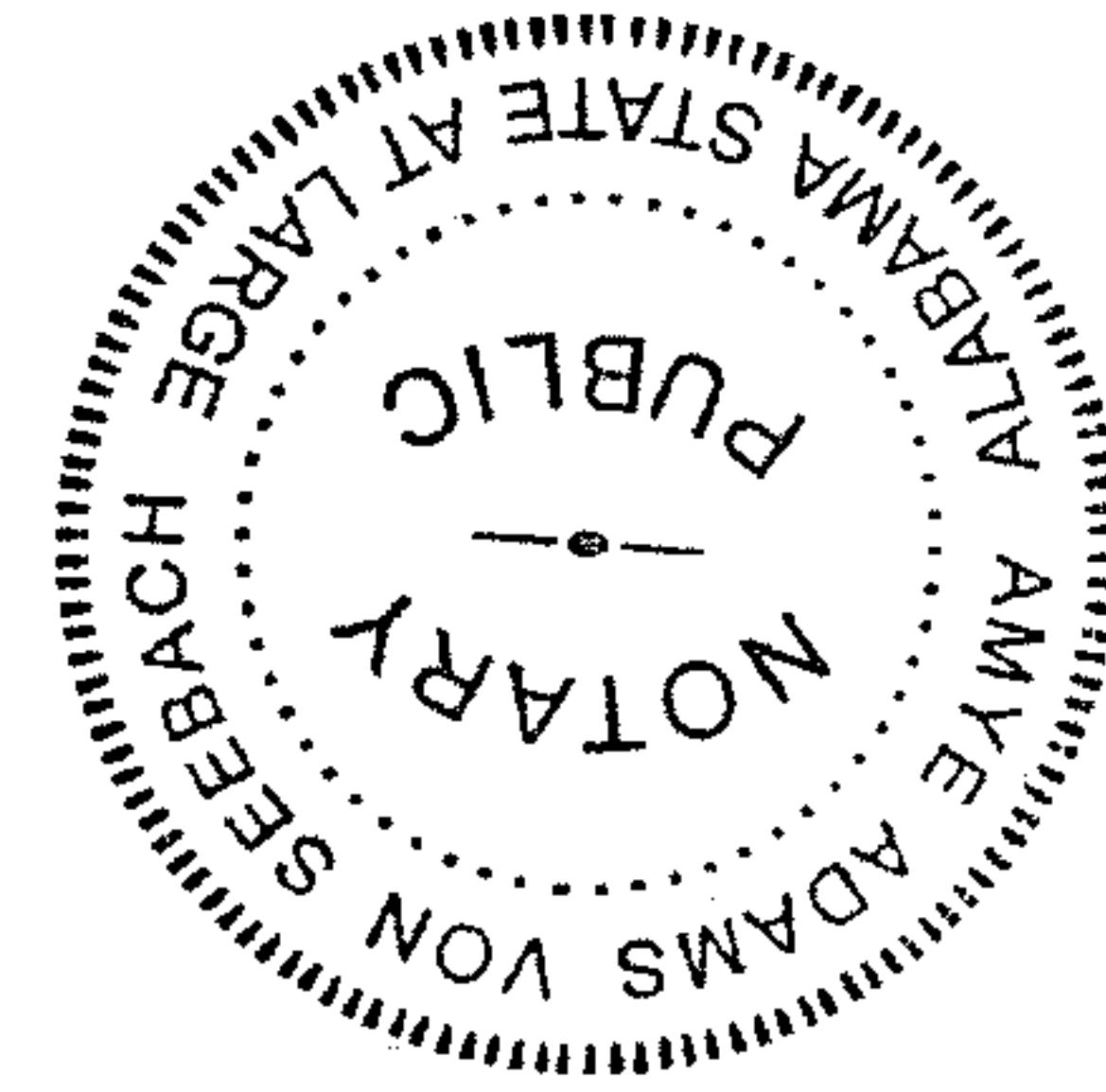
the undersigned authority

Printed Name of Notary

My Commission Expires: \_\_\_\_\_

MY COMMISSION EXPIRES

JUNE 17, 2017



## Real Estate Sales Validation Form

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

Grantor's Name	James A. Cooke Dee E. Globetti	Grantee's Name	Steven C. Davis
Mailing Address	31 Country Cove Chelsea, AL 35043	Mailing Address	4417 Cahaba River Road Hoover, AL 35216
Property Address	4417 Cahaba River Boulevard Hoover, AL 35216	Date of Sale	March 04, 2016
		Total Purchase Price	\$290,000.00
		or	
		Actual Value	
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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 March 03, 2016

Print James A. Cooke

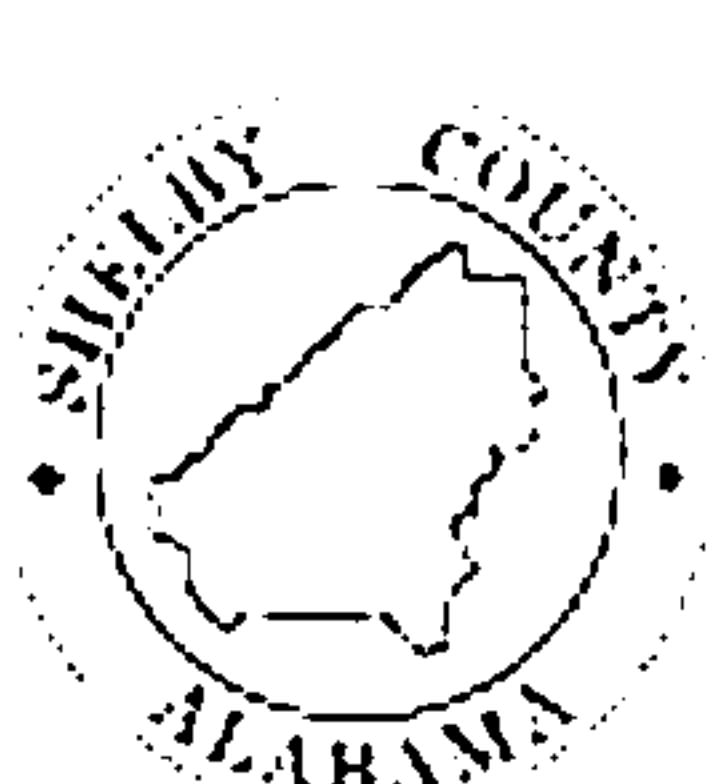
Unattested

Sign

(verified by)

James A. Cooke (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/08/2016 08:20:15 AM  
\$78.00 CHERRY  
20160308000072980