

This document prepared by:  
Law Office of John A. Gant  
200 Office Park Drive, Suite 210  
Birmingham, Alabama 35223

Send tax notice to:  
Joseph and Amy Cook  
4229 Old Cahaba Parkway  
Helena, AL 35080

**GENERAL WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL PERSONS BY THESE PRESENTS:


That in consideration of Two Hundred Twenty Three Thousand Five Hundred and 00/100 Dollars (\$223,500.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, we, STEPHEN C. MAXSON and MEAGAN M. MAXSON, Husband and Wife (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JOSEPH H. COOK and AMY L. COOK, as joint tenants with rights of survivorship (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama:

Lot 1827, according to the Plat of Old Cahaba, Phase V, 2<sup>nd</sup> Addition, as recorded in Map Book 36, page 105-A, in the Office of the Judge of Probate of Shelby County, Alabama.

Two Hundred Eight Thousand Five Hundred and 00/100<sup>th</sup> Dollars (\$208,500.00) of the consideration is from a purchase money first mortgage filed simultaneously herewith.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way.

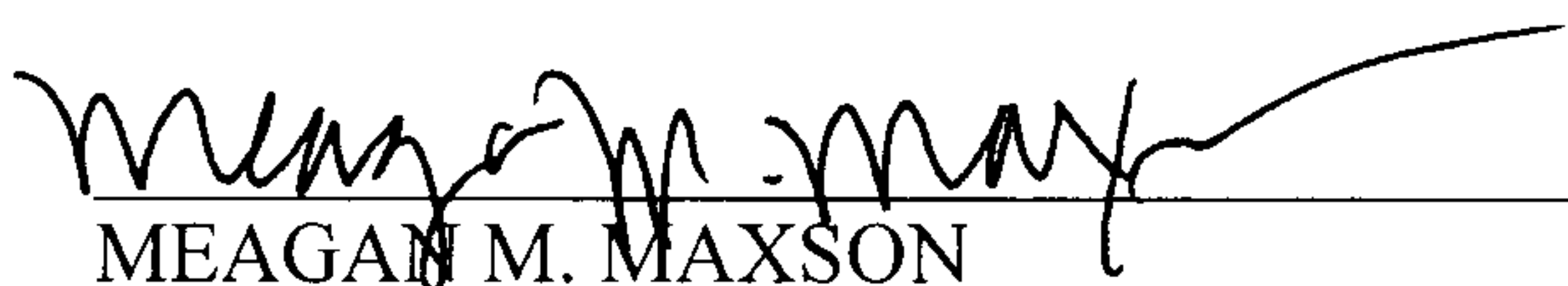
And we do for ourselves and for our executors and administrator covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we are and 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.

  
20160405000109820 1/3 \$35.00  
Shelby Cnty Judge of Probate, AL  
04/05/2016 12:15:32 PM FILED/CERT

Shelby County, AL 04/05/2016  
State of Alabama  
Deed Tax: \$15.00

Dated this 31<sup>st</sup> day of March, 2016.


  
STEPHEN C. MAXSON

  
MEAGAN M. MAXSON

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEPHEN C. MAXSON and MEAGAN M. MAXSON, 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, they executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this the 31<sup>st</sup> day of March, 2016.

  
NOTARY PUBLIC JOHN A. GANT  
My Commission Expires: 10/3/2017

**Property Address:**  
4229 Old Cahaba Pkwy.  
Helena, AL 35080

**Grantee's Address:**  
4229 Old Cahaba Pkwy.  
Helena, AL 35080

**Grantor's Address:**  
7257 Aventine Way #304  
Chattanooga, TN 37421

  
20160405000109820 2/3 \$35.00  
Shelby Cnty Judge of Probate, AL  
04/05/2016 12:15:32 PM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name Stephen & Meagan Maxson  
Mailing Address 7257 Aventine Way #304  
Chattanooga, TN 37421

Grantee's Name Joseph & Amy Cook  
Mailing Address 4229 Old Cahaba Pkwy.  
Helena, AL 35080

Property Address 4229 Old Cahaba Pkwy.  
Helena, AL 35080

Date of Sale 3/31/16

Total Purchase Price \$ 223,500.00

or

Actual Value

\$

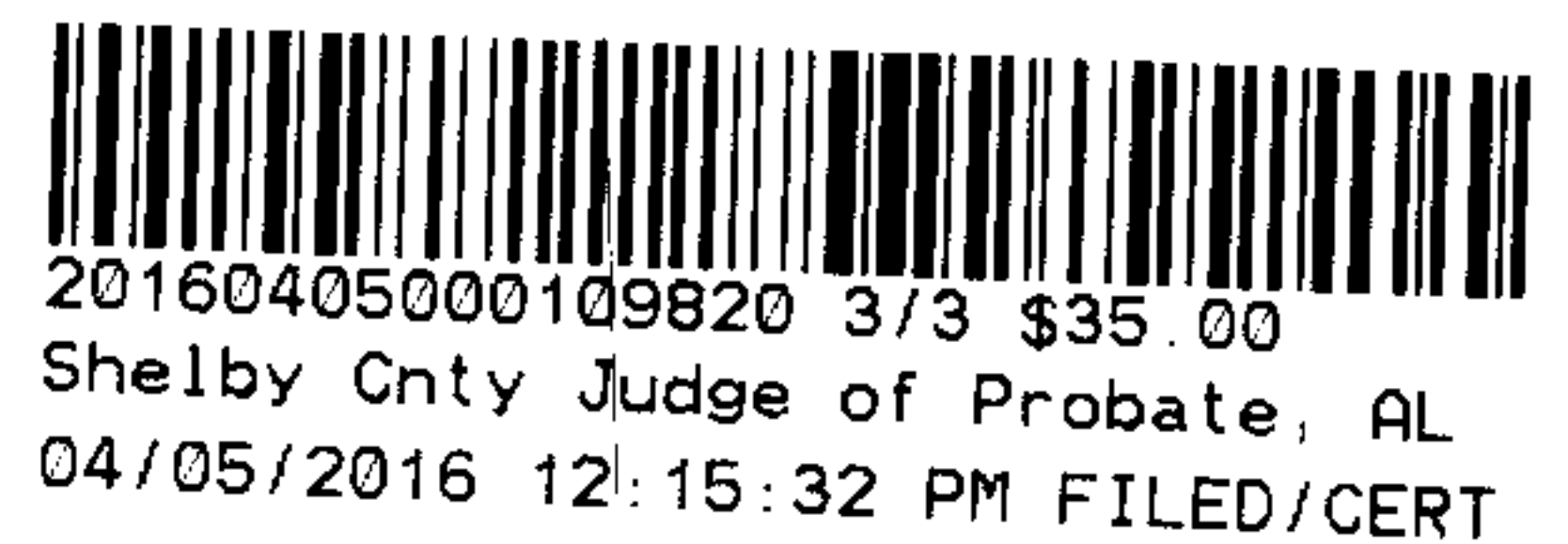
or

Assessor's Market Value \$

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage  
☐ Bill of Sale  
☒ Sales Contract

☒ Closing Statement  
☐ Other



\* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

## 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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 3/31/16

Print John A. Gant

Sign

(Owner/Agent) circle one