

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Charles Luke Cobb and Sandra G. Cobb
15390 Highway 55
Sterrett, Alabama 35147

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

On this May 26, 2016, That for and in consideration of **THREE HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND NO/100 (\$349,900.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **LEE ANN JACKSON ALLEN, a married person**, (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **CHARLES LUKE COBB and SANDRA G. COBB**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

A parcel or tract of land situated partly in the NW ¼ of the SE ¼ and partly in the NE ¼ of the SE ¼ of Section 36, Township 18 S, Range 1 E, and being more particularly described as follows:

Commence at the SE corner of the NW ¼ of the SE ¼ as the point of beginning; thence run S89°22'36" W along the south line of said ¼ ¼ 561.02 feet to the Easterly ROW of Shelby County Highway No. 55. Said ROW being on a curve to the left having a radius of 1,432.57 feet and a DELTA of 06°55'30"; thence turn right and run along said curve which has a chord bearing of N 12°13'21" E, 173.15 feet to the point of said curve; thence run N 08°45'36" E along said ROW 493.75 feet; thence run N 77°40'38" E along the Northerly boundary of a 30' ROW 145.25 feet; thence run S 77°07'37" E along said ROW 161.10 feet; thence run S 66°27'12" E along said ROW 147.92 feet; thence run S 89°14'54" E 312.95 feet; thence run N 44°28'58" W 297.64 feet; thence run N 27°38'12" E 61.72 feet; thence run N 43°06'53" W 87.66 feet; thence run N 02°02'45" W 88.78 feet; thence run N 82°59'41" W 128.28 feet; thence run N 71°19'21" W 234.65 feet to the Easterly ROW of Shelby County Highway 55, said ROW being on a curve to the right having a radius of 716.86 feet and a DELTA of 01°40'15"; thence turn right and run along said curve which has a chord bearing of N 37°53'35" E, 20.91 feet to the point of said curve; thence run S 77°31'39" E 333.53 feet; thence run N 65°19'51" E 170.03 feet; thence run S 38°08'24" E 200.00 feet; thence run N 50°49'36" E 590.23 feet to the North line of the NE ¼ of the SE ¼ of said Section; thence run N 89°17'36" E along the North line of said ¼ ¼ 481.21 feet; thence run S 01°04'24" E 1,316.59 feet to the South line of said ¼ ¼ ; thence run S 89°22'36" W along the South line of said ¼ ¼ 1,285.71 feet to the SW corner of said ¼ ¼ and the point of beginning.

Shelby County, AL 06/02/2016
State of Alabama
Deed Tax: \$17.50


20160602000188850 1/4 \$40.50
Shelby Cnty Judge of Probate, AL
06/02/2016 10:10:12 AM FILED/CERT

Subject to:

1. General and special taxes or assessments for the year 2016 and subsequent years not yet due and payable.-
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions of record
7. Easement to Alabama Power Company recorded in Inst. No. 2001-99751.
8. Right-of-way granted to Alabama Power Company recorded in Volume 108, Page 89 and Volume 218, Page 355.
9. Easement to South Central Bell Telephone Company recorded in Volume 353, Page 772.
10. Restrictions appearing of record in Inst. No. 1999-44248.
11. Non-exclusive easement for ingress and egress recorded in Inst. No. 2000-24834.

THE PROPERTY CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR THE HOMESTEAD OF THE GRANTOR'S SPOUSE.

GRANTOR LEE ANN JACKSON ALLEN IS THE SURVIVING GRANTEE OF THAT CERTAIN DEED RECORDED IN INST. NO. 2001-4821 AND DEVISEE UNDER THE WILL OF JAMES EARL JACKSON, JR. PROBATE CASE NO. 2014-000434.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR'S, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of SHELBY COUNTY; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.



20160602000188850 2/4 \$40.50
Shelby Cnty Judge of Probate, AL
06/02/2016 10:10:12 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of May 26, 2016.

GRANTOR:

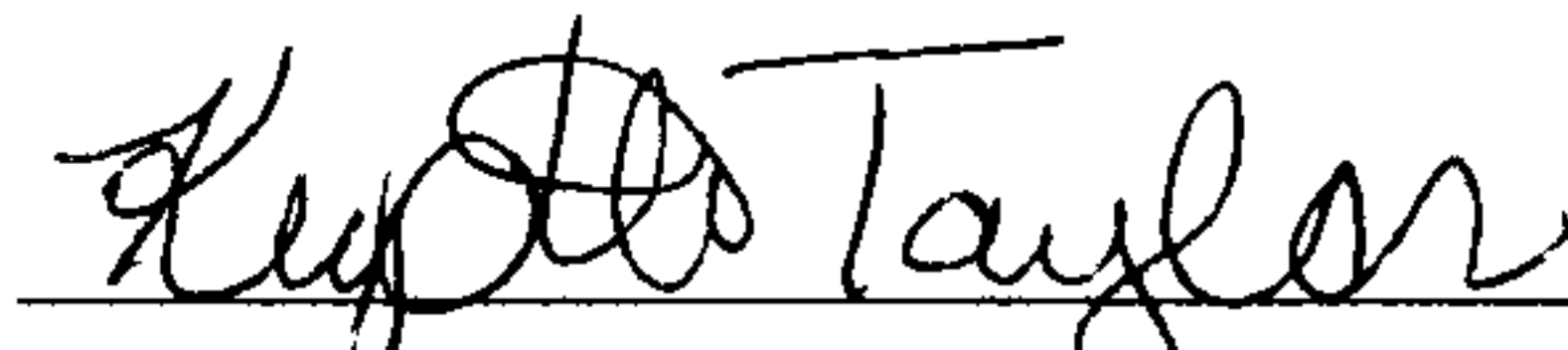


Lee Ann Jackson Allen

STATE OF Indiana
COUNTY OF Clark

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Lee Ann Jackson Allen, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Lee Ann Jackson Allen executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of May 26, 2016.



Kyril D. Taylor

, Notary Public

My Commission Expires: Nov 2 2022

[Affix Seal Here]



20160602000188850 3/4 \$40.50
Shelby Cnty Judge of Probate, AL
06/02/2016 10:10:12 AM 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 Lee Ann Jackson Allen
Mailing Address _____
15390 Highway 55
Sterrett, Alabama 35147

Grantee's Name Charles Luke Cobb
Mailing Address _____
Sandra G. Cobb
15390 Highway 55
Sterrett, Alabama 35147

Property Address 15390 Highway 55
Sterrett, Alabama 35147

Date of Sale 5/31/16
Total Purchase Price \$ 349,900.00

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)

☒ 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 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 _____

Print C. Ryan Sparks

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

