

This Instrument was Prepared by:
The Snoddy Law Firm, LLC
(Without Title Opinion)
2105 Devereux Circle, Suite 101
Birmingham, AL 35243

Send Tax Notice To: Travis D. Cottingham
Barbara B. Cottingham
1410 Cross Path Road
Alabaster, AL 35007

19th
145th
164th

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **One Hundred Forty Five Thousand Dollars and No Cents (\$145,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Paul J. Floyd and Billie P. Floyd, as husband and wife, whose mailing address is 1410 Cross Path Road, Alabaster, AL 35007** (herein referred to as Grantors), do grant, bargain, sell and convey unto **Travis D. Cottingham and Barbara B. Cottingham, husband and wife, whose mailing address is 1410 Cross Path Road, Alabaster, AL 35007** (herein referred to as Grantees), for and during their joint lives as tenants 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 Shelby, County, Alabama, **the address of which is 1410 Cross Path Road, Alabaster, AL 35007**; to wit;

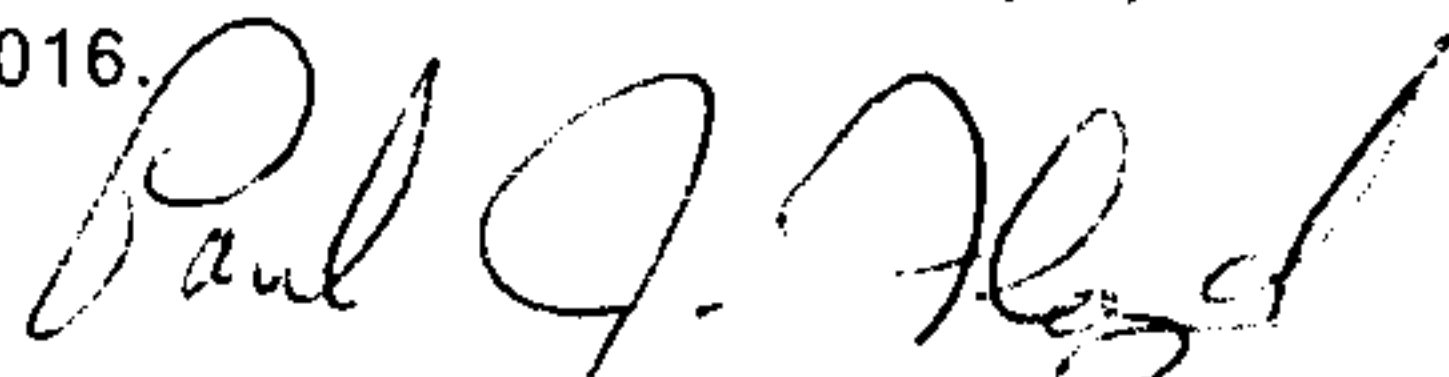
Lot 7, according to the map and survey of Navajo Hills, 6th Sector, as recorded in Map Book 6, Page 67, in the Probate Office of Shelby County, Alabama.

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

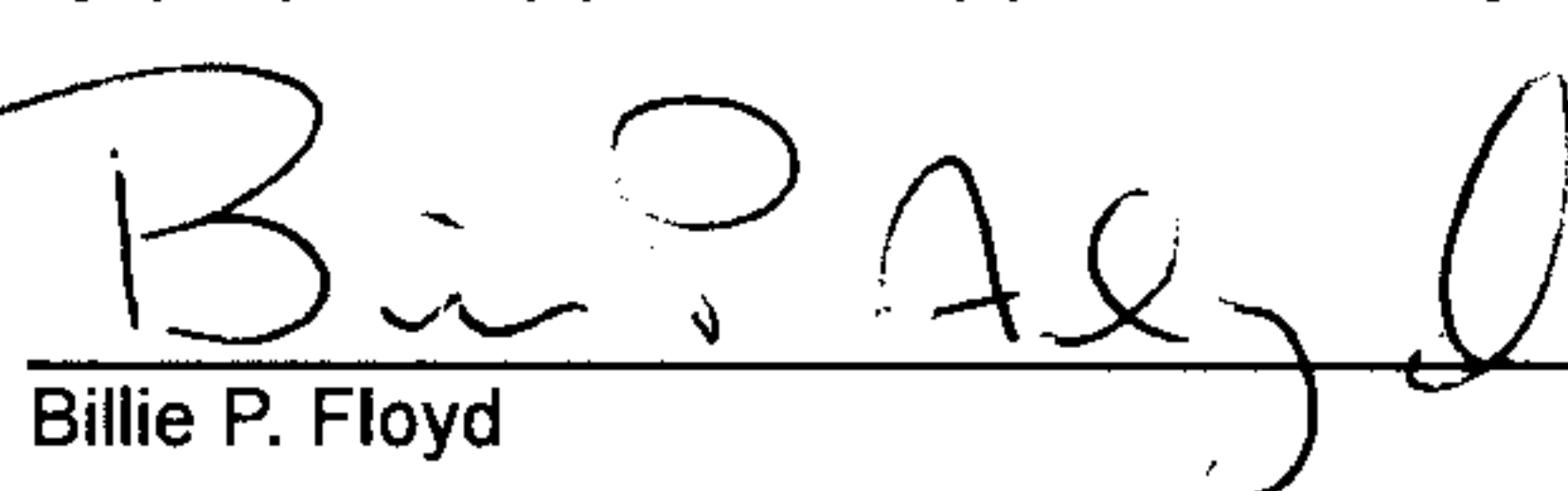
TO HAVE AND TO HOLD, Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of parties to this conveyance, that (unless the joint tenancy hereby created is served or terminated during the joint lives of the Grantees herein) in the 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 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 29th day of August, 2016.



Paul J. Floyd



Billie P. Floyd

State of Alabama

} General Acknowledgment

Shelby County

I, W. Jason Ingram, a Notary Public in and for the said County, in said State, hereby certify that Paul J. Floyd and Billie P. Floyd, as 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 29th day of August, 2016.

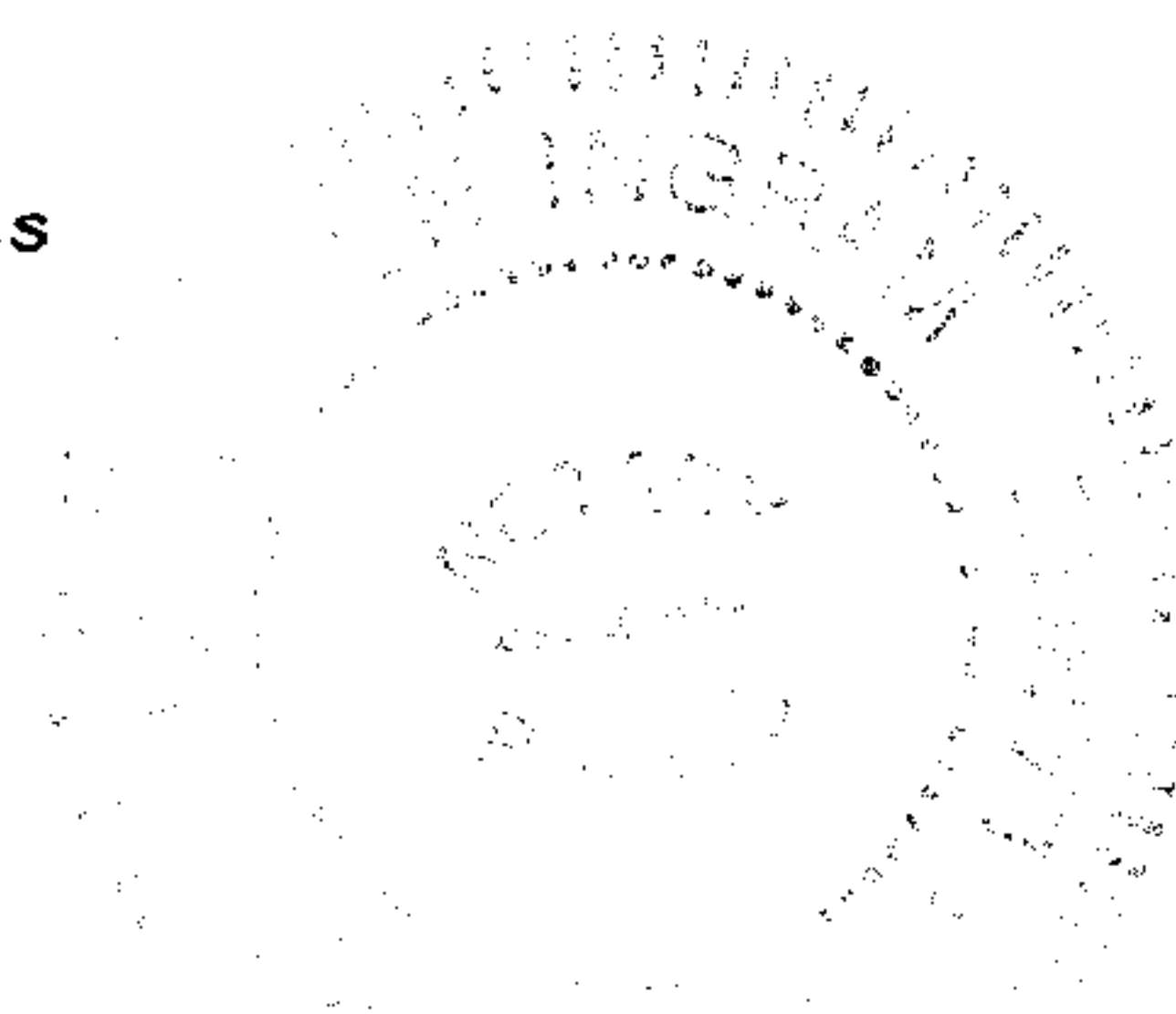


Notary Public, State of Alabama

Jason Ingram
Printed Name of Notary My commission Expires
My Commission Expires: July 13th, 2019



20160901000317840 1/2 \$163.00
Shelby Cnty Judge of Probate, AL
09/01/2016 12:02:16 PM FILED/CERT



Shelby County, AL 09/01/2016
State of Alabama
Deed Tax: \$145.00

Real Estate Sales Validation Form

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

Grantor's Name Paul J. Floyd
Billie P. Floyd
Mailing Address 1410 Cross Path Road
Alabaster, AL 35007
Property Address 1410 Cross Path Road
Alabaster, AL 35007

Grantee's Name Travis D. Cottingham
Barbara B. Cottingham
Mailing Address 1410 Cross Path Road
Alabaster, AL 35007
Date of Sale August 29, 2016
Total Purchase Price \$145,000.00
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)

☐ 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 of 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 August 26, 2016

Print Paul J. Floyd

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20160901000317840 2/2 \$163.00
Shelby Cnty Judge of Probate, AL
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Form RT-1