

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051


20160915000336720 1/3 \$142.50
Shelby Cnty Judge of Probate, AL
09/15/2016 10:21:19 AM FILED/CERT

Send Tax Notice to:
Lacey Cook Gray

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED TWENTY ONE THOUSAND ONE HUNDRED SEVENTY TWO AND NO/00 DOLLARS (\$121,172.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Ronald L. Cook and wife, Sherry W. Cook (herein referred to as Grantor)** grant, bargain, sell and convey unto **Lacey Cook Gray and John Gray (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

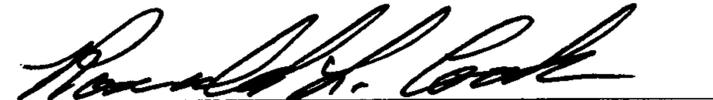
SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2016.
2. Easements, restrictions, rights of way, and permits of record.

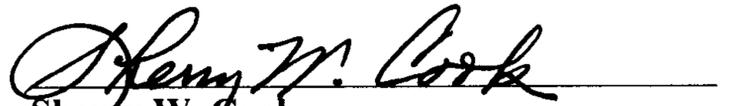
TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14 day of ^{September}~~August~~, 2016



Ronald L. Cook



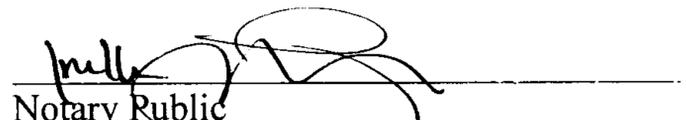
Sherry W. Cook

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Ronald L. Cook and Sherry W. Cook**, whose names are signed to the foregoing conveyance, and who is 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 14 day of ^{September}~~August~~, 2016.

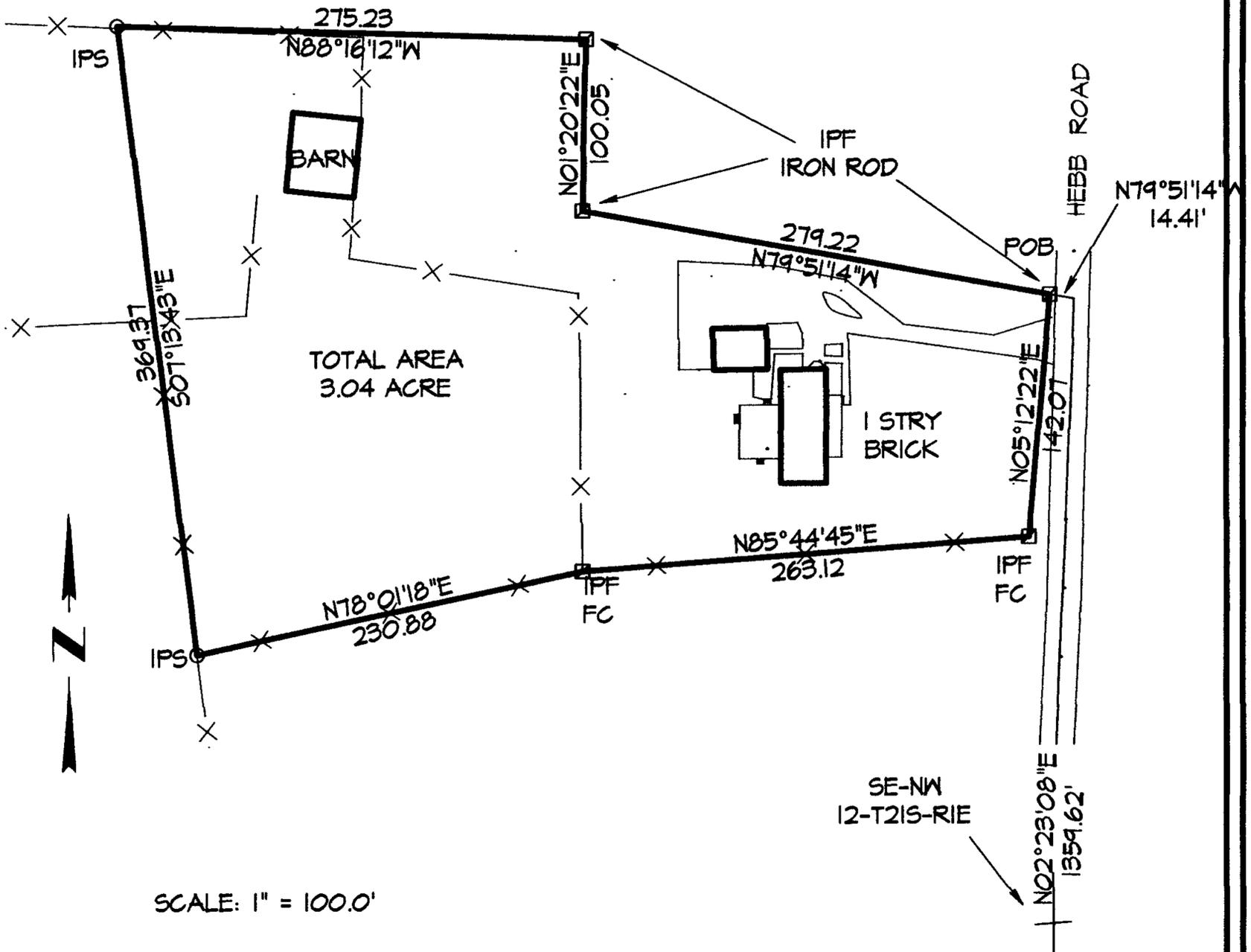
Shelby County, AL 09/15/2016
State of Alabama
Deed Tax: \$121.50



Notary Public
My Commission Expires:

MY COMMISSION EXPIRES AUGUST 12, 2018

20160915000336720 2/3 \$142.50
Shelby Cnty Judge of Probate, AL
09/15/2016 10:21:19 AM FILED/CERT



SCALE: 1" = 100.0'

Commence at the SE Corner of the SE 1/4 of the SW 1/4 of Section 12, Township 21 South, Range 1 East
 thence N02°23'08"E along the east line thereof for a distance of 1359.62'; thence N79°51'14"W for
 a distance of 14.41' to the Point of Beginning; thence N79°51'14"W for a distance of 279.22'; thence
 N01°20'22"E for a distance of 100.05'; thence N88°16'12"W for a distance of 275.23'; thence S07°13'43"E
 for a distance of 369.37'; thence N78°01'18"E for a distance of 230.88'; thence N85°44'45"E for a distance
 of 263.12'; thence N05°12'22"E for a distance of 142.07' to the Point of Beginning.
 Containing 3.04 ACRES, more or less.

FOR THE ABOVE DESCRIBED PROPERTY, I, KARL HAGER, HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING
 HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS FOR THE PRACTICE
 OF LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SOURCE OF TITLE: TAX AND DEED

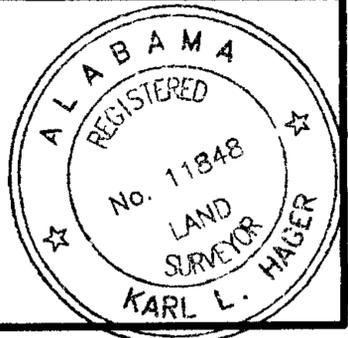
DATE: 6-15-15

TYPE OF SURVEY
BOUNDARY

HAGER COMPANY, INC.
1825-D 12TH AVE
BESSEMER, AL 35020
(205) 424-4235
FAX: 425-6310

- C/L = CENTERLINE
- IPS = 5/8" REBAR WITH CAP
- IPF = IRON PIN FOUND
- CALC. = CALCULATED
- MEAS. = MEASURED
- ROW = RIGHT OF WAY
- CONC. = CONCRETE
- PP = POWER POLE
- FC = FENCE POST/CORNER
- MTL = METAL
- BM = BENCH MARK FOUND
- TBM = BENCH MARK SET
- ANC = POWER POLE ANCHOR
- N = NORTH
- S = SOUTH
- W = WEST
- E = EAST
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- o = #5 rebar set
- = POINT EXISTING
- ⊗ = POINT CALC
- △ = POINT NOT SET
- X— = FENCE LINE
- E— = EASEMENT LINE
- E— = OVER HEAD POWER/TELE

Karl Hager
KARL HAGER, PLS.



Real Estate Sales Validation Form

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

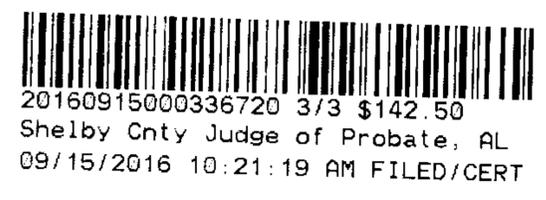
Grantor's Name Ronald L. Cook
Mailing Address _____

Grantee's Name Lacey Cook Gray
Mailing Address _____

Property Address 780 Hebb Road
Wilsonville, AL 35180

Date of Sale _____
Total Purchase Price \$ 121,772.00
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 9-15-16

Print Ronald L. Cook

Unattested _____
(verified by)

Sign Ronald L. Cook
(Grantor/Grantee/Owner/Agent) circle one