


Send Tax Notice To & This Instrument Prepared By:
Larry Robert Cost
71 Greenfern Drive
Calera, AL 35040


20161201000437540 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
12/01/2016 08:20:19 AM FILED/CERT

Warranty Deed
Jointly for Life with Remainder to Survivor

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of *Ten Dollars (\$10.00)* to the undersigned grantor (whether one or more), in hand paid by the grantee(s) herein, the receipt of which is hereby acknowledged, I or we, **Larry A. Cost, who is correctly known as Larry Robert Cost, and wife, Jeannie Carter Cost**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Larry Robert Cost and Jeannie Carter Cost**, (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Attached Exhibit "A" Legal Description

Larry A. Cost, grantee in that certain Warranty Deed dated April 24, 1990 and filed April 25, 1990 in Real Book 288, Page 473, is one and the same person as Larry Robert Cost. Said Warranty Deed contains a typographical error in that the grantee's name reflects Larry A. Cost in lieu of Larry R. Cost.

To Have and to Hold to the said grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and/or assigns of such survivor forever, together with every contingent remainder and right of reversion. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, his, her or 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 stated 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 grantee(s), his, her or 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
21st day of November, 2016.


Larry A. Cost who is correctly known as Larry Robert Cost (Seal)
Larry A. Cost, who is correctly known as Larry Robert Cost

Jeannie Carter Cost (Seal)
Jeannie Carter Cost

STATE OF ALABAMA
COUNTY OF SHELBY

I, *Bryan Gregg*, a Notary Public, in and for said County in said State, hereby certify that **Larry A. Cost, who is correctly known as Larry Robert Cost, and Jeannie Carter Cost**, whose name(s) is/are signed to the foregoing conveyance, and who is/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 this **21st day of November, 2016.**


Notary Public
My Commission Expires: *10-6-2019*

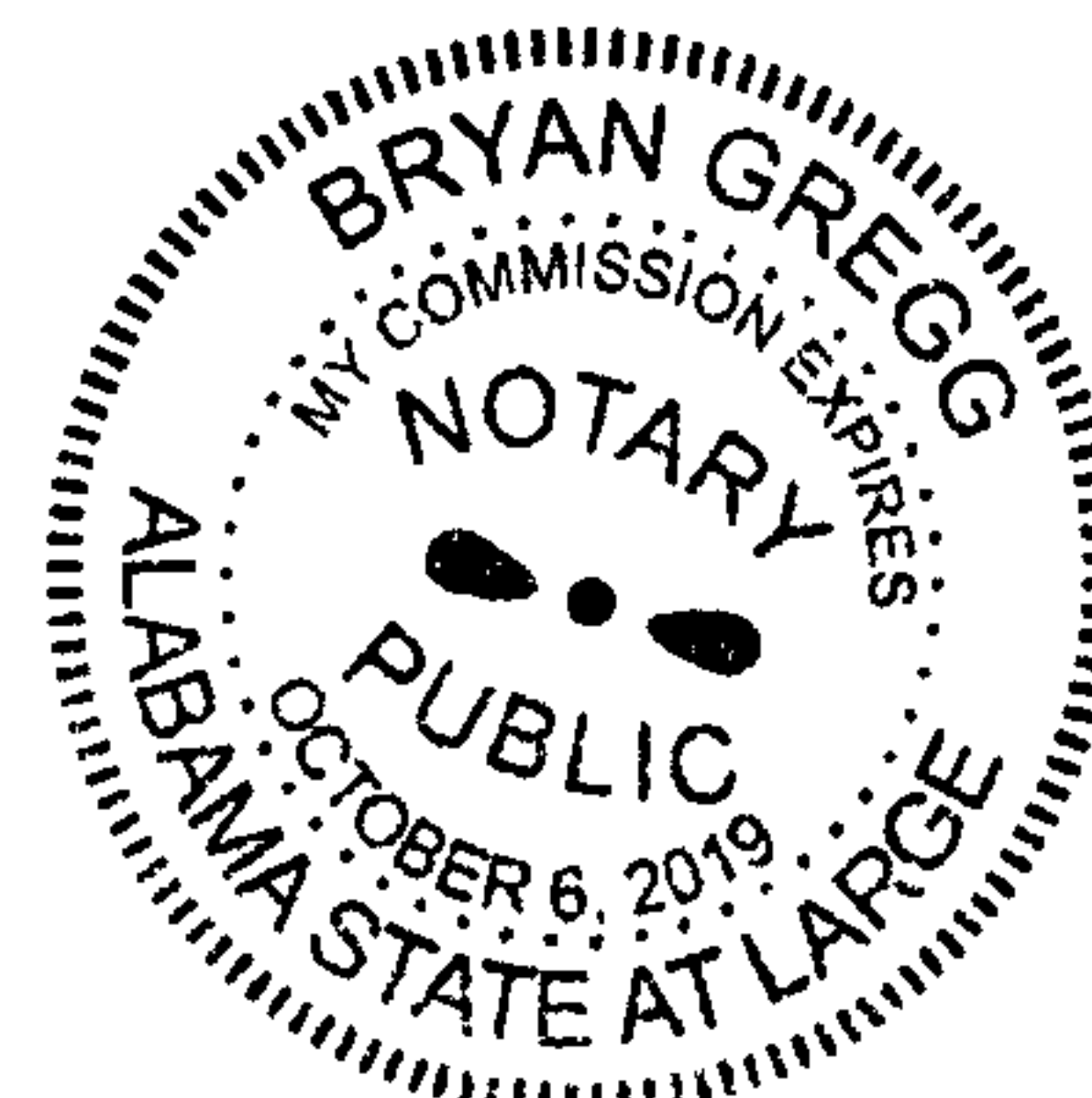


Exhibit "A" Legal Description

A parcel of land lying in the Northeast Quarter of the Northeast Quarter of Section 4, Township 24 North, Range 13 East, Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of the Northeast Quarter of the Northeast Quarter of Section 4, Township 24 North, Range 13 East and run Southerly along the East line of said quarter-quarter section 219.00 feet to the point of beginning; thence continue along last described course 165.29 feet; thence right 68 degrees, 36 minutes, 12 seconds and run Westerly 201.35 feet; thence right 106 degrees, 12 minutes, 08 seconds and run Northerly 247.34 feet; thence right 97 degrees, 15 minutes, 48 seconds and run Easterly 210.00 feet to the point of beginning. Less and except any right-of-way of a public road running along the East side of said parcel.

According to that certain plot plan prepared by Robert C. Farmer and Associates, Inc. dated February 13, 1990.

Situated, lying and being in Shelby County, Alabama.

Subject to all building set-back lines, covenants, conditions, easements, limitations, provisions, restrictions, reservations, and rights-of-way of record.



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Real Estate Sales Validation Form

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

Grantor's Name	Larry Robert Cost and	Grantee's Name	Larry Robert Cost and
Mailing Address	Jeannie Carter Cost	Mailing Address	Jeannie Carter Cost
	71 Greenfern Drive		71 Greenfern Drive
	Calera, AL 35040		Calera, AL 35040
Property Address	71 Greenfern Drive	Date of Sale	November 21, 2016
	Calera, AL 35040	Total Purchase Price \$	
		or	
		Actual Value	\$ To reflect the correct name in title.
		or	
		Assessor's Market Value \$	1/2 value: 58,880.00

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 type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Shelby County, Alabama Assessment Records
<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	11-21-16	Print	Larry Robert Cost
Unattested	Bryan Gregg	Sign	Larry Robert Cost
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

