

20170405000115250

04/05/2017 09:45:43 AM

DEEDS 1/4

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Anthony D. Cobb and Belinda B. Cobb  
114 Stetson Lane  
Alabaster, AL 35007

STATE OF ALABAMA )

COUNTY OF SHELBY )

**JOINT SURVIVORSHIP DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Three Hundred Twenty Four Thousand Nine Hundred and No/100 Dollars (\$324,900.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Linda L. Rozier, a single woman** (hereinafter 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, **Anthony D. Cobb and Belinda B. Cobb**, (hereinafter 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, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**See Attached Exhibit "A" Legal Description**

Subject To:

Ad valorem taxes for 2017 and subsequent years not yet due and payable until October 1, 2017.

Existing covenants and restrictions, easements, building lines and limitations of record.

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 and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR, 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 said 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.

IN WITNESS WHEREOF, said GRANTOR has through her duly authorized attorney-in-fact hereunto set her hand and seal this the 8<sup>th</sup> day of March, 2017.

[Signature]  
Witness

Linda L. Rozier, By WHR Group, Inc.  
as Attorney-in-Fact

Linda L. Rozier  
By WHR Group, Inc.  
as attorney-in-fact

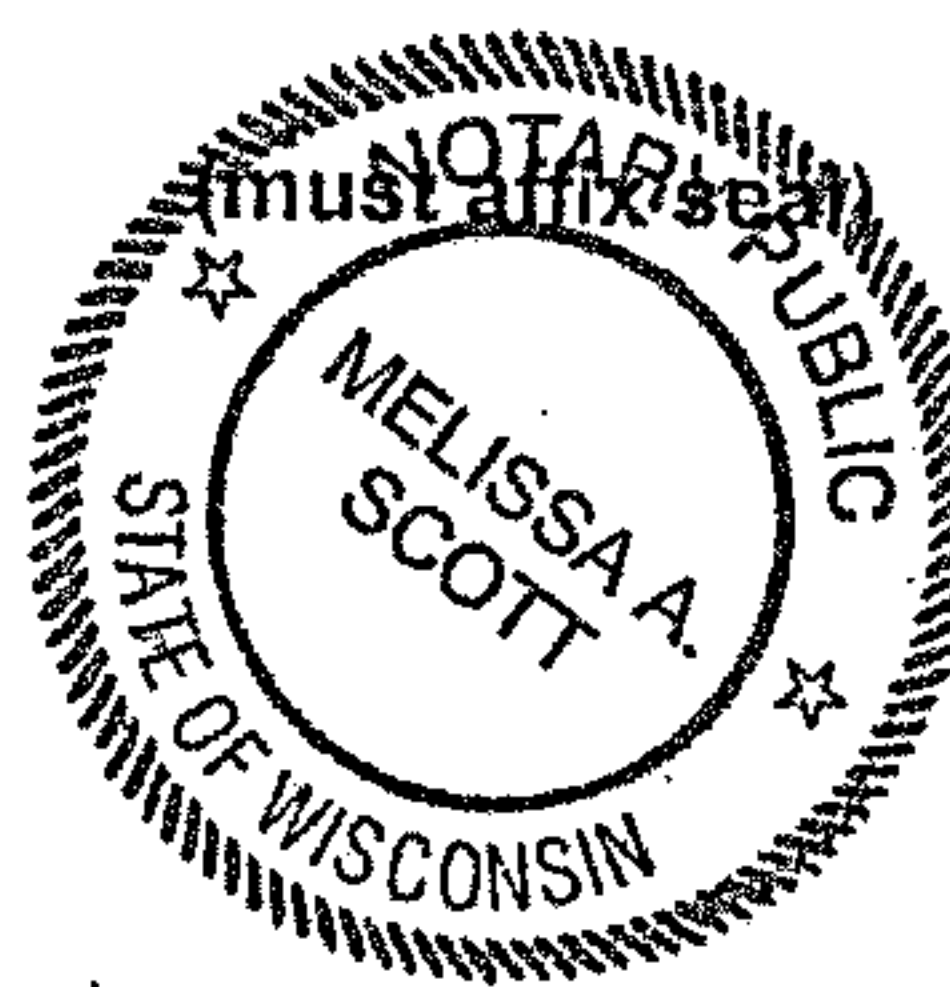
By: [Signature]  
Jacob Schreiber  
Its: Equity and Closing Supervisor

STATE OF Wisconsin  
COUNTY OF Waukesha

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jacob Schreiber, whose name as Equity and Closing Supervisor of WHR Group, Inc., a New Jersey corporation, as Attorney-in-Fact for Linda L. Rozier, a single woman, under that certain Limited Power of Attorney recorded in Instrument No. \_\_\_\_\_, in the Probate Office of Shelby County, Alabama, is 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 Instrument, he in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity as attorney-in-fact on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8<sup>th</sup> day of March, 2017.

Melissa A. Scott  
NOTARY PUBLIC  
My Commission Expires: August 20, 2018



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Unit 69, in the Saddle Lake Farms Condominium, a Condominium, located in Shelby County, Alabama, as established by Declaration of Condominium as recorded in Instrument 1995-17533 First Amendment to Declaration as recorded in Instrument 1996-2149, Second Amendment to the Declaration as recorded in Instrument 2000-17433, Third Amendment to the Declaration as recorded in Instrument 2001-33976 and Fourth Amendment to Declaration as recorded in 2001-50962, in the Probate Office of Shelby County, Alabama and any amendments thereto, to which Declaration of Condominium a Plan is attached as Exhibit "B" and recorded as Saddle Lake Farms Condominium as recorded in Map Book 20, page 20 A & B, and Exhibit "B" to the Second Amendment, and recorded as Saddle Lake Farms Second Addition in Map Book 28, page 76, and Exhibit "B" to Third Amendment, and recorded as Saddle Lake Farms, Second Addition- Phase 2 in Map Book 29, page 26 and Exhibit "B" to the Fourth Amendment and recorded as Saddle Lake Farms, Second Addition-Phase 3, 4, 5, 6 and 7 in Map Book 29, page 34 and to which said Declaration of Condominium the Articles of Incorporation of Saddle Lake Farms Association, Inc. is attached as Exhibit "C" and also recorded in Instrument 1995-17530, the By-Laws of Saddle Lake Farms Association, Inc. attached as Exhibit "D", First Amendment to the By-Laws as recorded in Instrument 20050816000420310, Second Amendment to By-Laws as recorded in Instrument 20070425000191120, Third Amendment to By-Laws as recorded in Instrument 20070711000325910 and Fourth Amendment to By-Laws as recorded in Instrument 20071221000533410, together with an undivided interest in the common elements of Saddle Lake Farms Condominium as set out in the said Declaration of Condominium and amendments thereto.

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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 Linda L. Rozier  
Mailing Address 4314 Walton Way  
Roswell, GA 30076  
Property Address 114 Stetson Lane  
Alabaster, AL 35007

Grantee's Name Anthony D. Cobb and  
Belinda B. Cobb  
Mailing Address 114 Stetson Lane  
Alabaster, AL 35007

Date of Sale March 31, 2017

Total Purchase Price \$ 324,900.00

or

Actual Value \$

or

Assessor's Market Value \$

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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  
Deed

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 Clayton T. Sweeney, Attorney At Law

Unattested \_\_\_\_\_

(verified by)

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

1/2574676.1

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/05/2017 09:45:43 AM  
\$349.00 CHERRY  
20170405000115250