

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Tatiana M. Cookingham
140 Highway 50
Vandiver, Alabama 35176

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Forty Two Thousand and 00/100 Dollars (\$142,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

Michael Scarborough, and his wife, Sue Ann Scarborough

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Tatiana M. Cookingham and John Michael Lawley

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby** County, Alabama to-wit:

see Exhibit "A" attached hereto

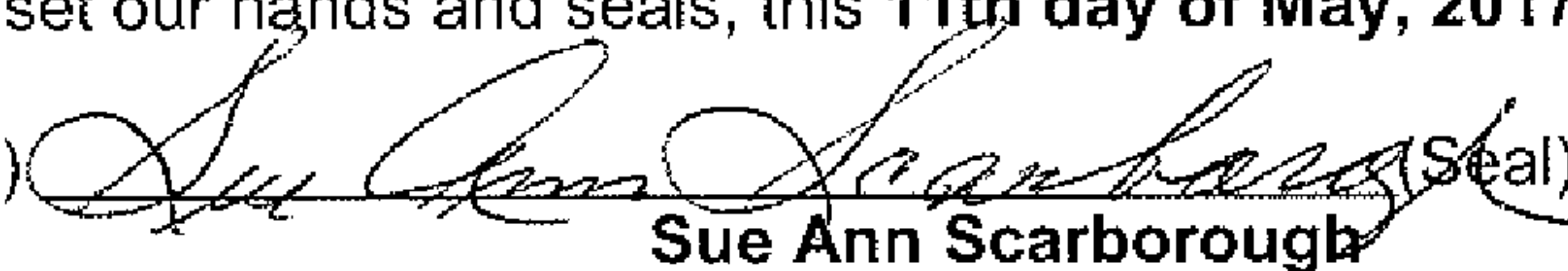
\$145,408.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2017 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantors; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 we do for ourselves and for our heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

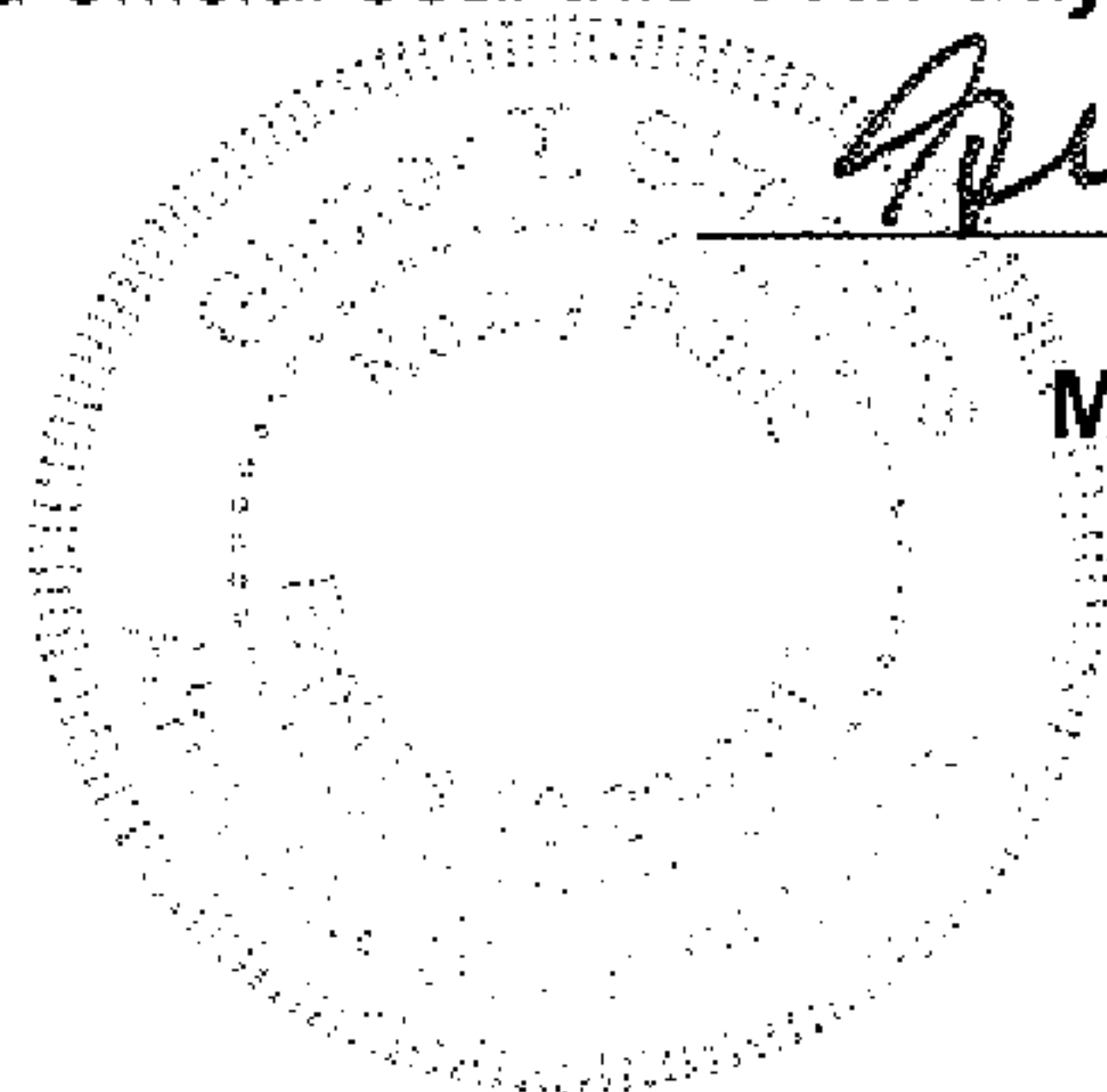
IN WITNESS WHEREOF, we have set our hands and seals, this **11th day of May, 2017**.

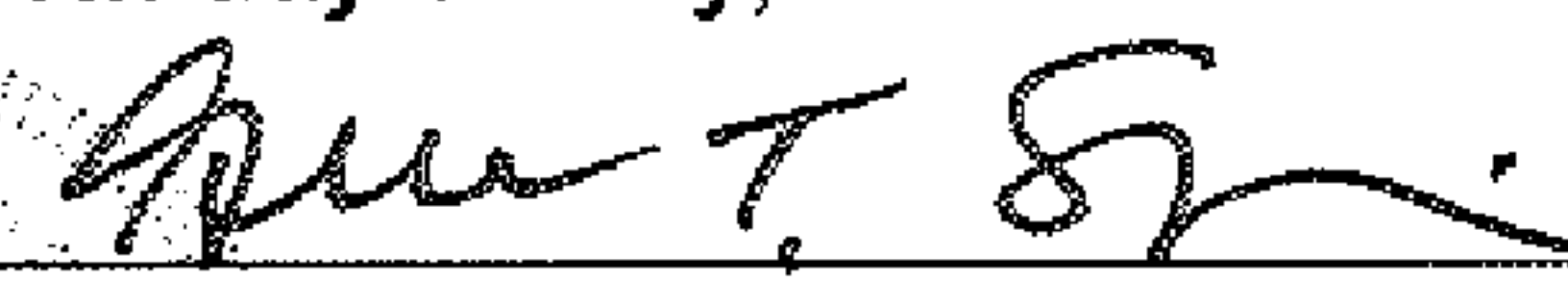
 (Seal)  (Seal)
Michael Scarborough Sue Ann Scarborough

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Michael Scarborough and Sue Ann Scarborough** 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 **11th day of May, 2017**.




Notary Public: **Gilmer T. Simmons**
My Commission Expires: **12/20/2017**

20170602000194490
06/02/2017 10:16:24 AM
DEEDS 1/3

EXHIBIT A

A parcel of land in the SW ¼ of the SW ¼ of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama being described as follows:

Commence at the SE corner of the SW ¼ of the SW ¼ of Section 11, Township 18 South, Range 1 East, thence run North along the East line of said ¼ - ¼ for 210.93 feet to the Point of Beginning said point being a Found #4 Bailey rebar; thence continue North along the last described course for 532.51 feet to a Found #4 Bailey rebar; thence turn an interior angle of 50°22'00" to the Right and run Southwesterly for 243.78 feet to a Set #4 rebar; thence turn an interior angle of 185°42'00" right and run Southwesterly for 148.81 feet to a Set #4 Rebar; thence turn an interior angle of 160°36'00" right and run Southwesterly for a distance of 191.98' to a Set #4 rebar; thence turn an interior angle of 188°41'08" right and run in a Southwesterly direction for a distance of 348.83 feet to a Found ¾" solid bar, thence turn an interior angle of 46°03'30" right and run westerly for a distance of 257.09 feet to a set #4 Rebar; thence turn an interior angle of 88°22'50" right and run Northerly for a distance of 110.00 feet to a Set #4 rebar; thence turn an interior angle of 270°00'00" right and run a distance of 417.42 feet to the Point of Beginning. Said land containing 4.23 acres, more or less, and being the same property described in that certain Survey dated May 10, 2017, of 140 Highway 50, completed by Ray Weygand, Reg. L.S. #24973, Order No. 53179.

REAL ESTATE SALES VALIDATION FORMThis Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1Grantor Name: **Michael Scarborough**Date of Sale: **May 11th, 2017**Grantor Name: **Sue Ann Scarborough**Mailing Address: **140 Highway 50**Total Purchase Price: **\$142,000.00****Vandiver, Alabama, 35176**

Or

Actual Value: \$ _____

Or

Property Address: **140 Highway 50****Vandiver, Alabama, 35176**

Assessor's Market Value: \$ _____

Grantee Name: **Tatiana M. Cookingham**Grantee Name: **John Michael Lawley**Mailing Address: **848 Highway 32****Columbiana, AL, 35051**

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☐ Appraisal☐ Sales Contract☐ Other _____☒ 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.

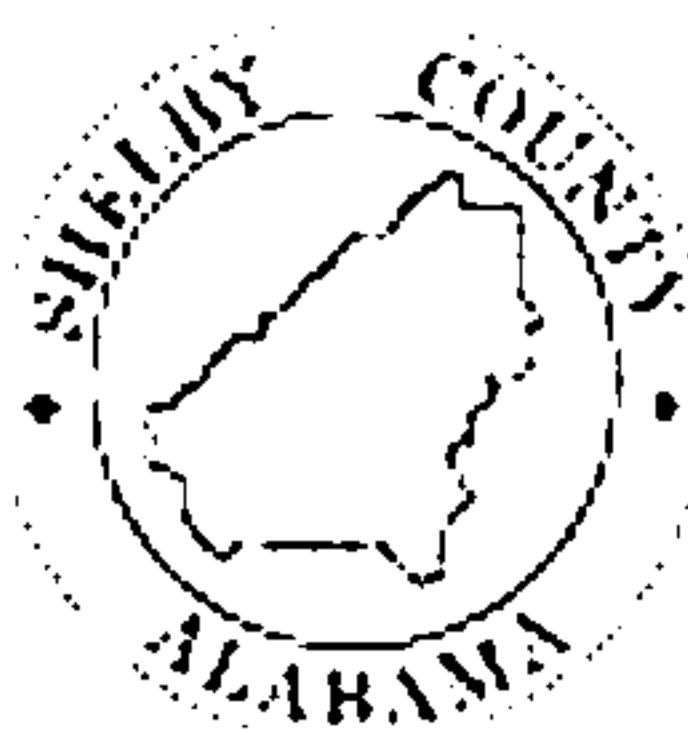
Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 Section 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 Section 40-22-1 (h).Date: **May 11th, 2017**Print: Gilmer T. Simmons☐ Unattested

(verified by)

Sign: [Signature]

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 06/02/2017 10:16:24 AM
 \$22.00 CHARITY
 20170602000194490

A handwritten signature, likely of the County Clerk, is written over the official text.