

Shelby County, AL 06/02/2017
State of Alabama
Deed Tax: \$2.50

SEND TAX NOTICE TO:
Robert Mitchell Elmore
1236 Country Club Circle
Hoover, AL 35244

This Instrument was prepared by:
Candice J. Shockley
Attorney at Law
2491 Pelham Parkway
Pelham, AL 35124


20170602000194570 1/4 \$26.50
Shelby Cnty Judge of Probate, AL
06/02/2017 10:29:42 AM FILED/CERT

WARRANTY DEED JOINT TENANTS
WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

Know all men by these presents, that in consideration of Two Hundred Twenty-five Thousand, Dollars (\$225,000) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Barbara Cole, as devisee and as Personal Representative of the Estate of Barry F. Cole, deceased Jefferson County Probate Case No. 2012045137, (herein referred to as GRANTOR) do grant, bargain, sell and convey unto Robert Mitchell Elmore and Cynthia Blackburn Elmore, husband and wife, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the real estate described on Exhibit "A", a copy of which is attached hereto, and which is situated in Shelby County, Alabama.

SEE EXHIBIT "A"

The purchase of the herein described real estate is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 person.

IN WITNESS WHEREOF, I, Barbara Cole, as devisee and as Personal Representative of the

Estate of Barry F. Cole, deceased Jefferson County Probate Case No. 2012045137 have hereunto set my hand and seal, this 26th day of May, 2017.

WITNESS:

Barbara Cole
Barbara Cole

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Barbara Cole, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, executed the same voluntarily on the day the same bears date.

Given under my hand this 26th day of May, 2017.

Amelia Shechter
Notary Public
My Commission Expires: 7-8-18


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EXHIBIT "A"

PARCEL E:

A parcel of land situated in Shelby County, Alabama, more particularly described as follows:

Commence at the SE corner of the NW 1/4 of SE 1/4, Section 12, Township 20 South, Range 3 West; thence N89°53'05"W and run 900.88 feet along 1/4-1/4 line; thence N25°49'04"E and run 391.6 feet; thence N64°10'56"W and run 375.0 feet; thence N25°49'04"E and run 120.0 feet to the Point of Beginning; thence N64°10'56"W and run 225.0 feet; thence N25°49'04"E and run 90.0 feet; thence S64°10'56"E and run 255.0 feet; thence S25°49'04"W and run 90.0 feet; thence N64°10'56"W and run 30 feet to the Point of Beginning. According to Survey of Robert C. Farmer, Registered Land Surveyor, dated July 27, 1988.



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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 Barbara Cole
Mailing Address _____

Grantee's Name Cynthia Bachburn Elmore
Robert Mitchell Elmore
Mailing Address 2805 Pelham Parkway
Pelham, AL 35124

Property Address 2805 Pelham Parkway
Pelham, AL 35124

Date of Sale 5-26-17
Total Purchase Price \$ 225,000.00
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 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 5-26-17

Print Candice J. Shockley

Unattested

(verified by)

Sign

Candice J. Shockley
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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