

20170705000237100
07/05/2017 11:07:16 AM
DEEDS 1/2

This instrument was Prepared by:
Christopher L. Cox
Erica Cox
751 Valleyview Road
Pelham, AL 35124

Send Tax Notice To: Jeffrey Malone
Monica Malone
751 Valleyview Road
Pelham, AL 35124

WARRANTY DEED

State of Alabama

} Know All Men by These Presents,

Shelby County

That in consideration of the sum of **One Hundred Eighty Three Thousand Dollars and No Cents (\$183,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Christopher L. Cox and Erica Cox, husband and wife** (herein referred to as grantors), do grant, bargain, sell and convey unto **Jeffrey Malone and Monica Malone** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby, County, Alabama, to wit:

Lot 1, according to the Survey of Crosscreek Cove as recorded in Map Book 32, Page 72, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements, reservations and restrictions at record.

Purchase money mortgage in the amount of \$183,000.00 closed 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 served 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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 3rd day of July, 2017.

Chris L Cox (Seal) Erica Cox (Seal)
Christopher L. Cox Erica Cox

State of Alabama

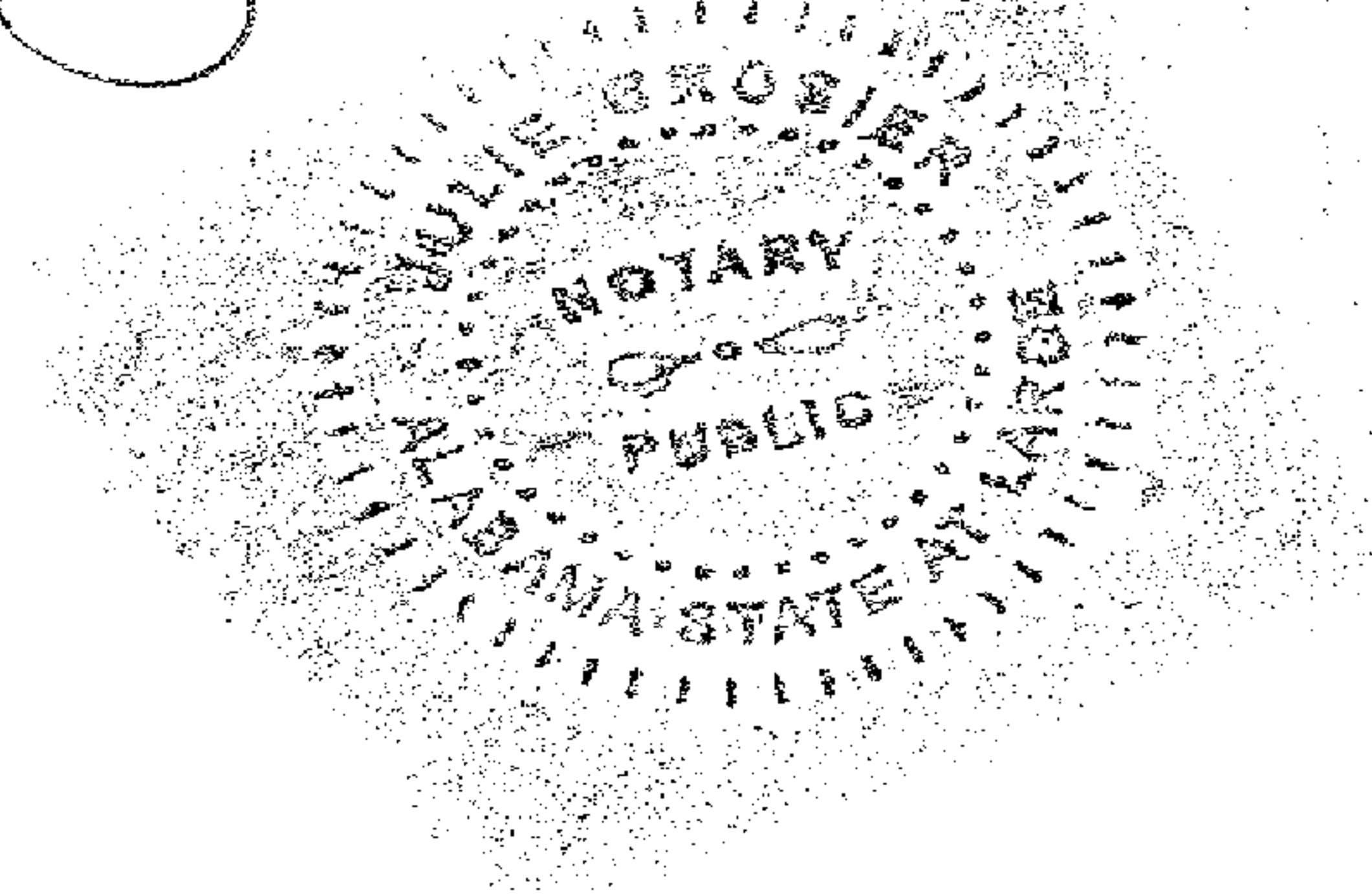
County of Shelby } General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that **Christopher L. Cox and Erica Cox, husband and wife** 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 the 3rd day of July, 2017.

My Commission Expires: Jan 17 2018

Julie Crozier
Notary Public



18⁰⁰**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Christopher L. Cox Erica Cox	Grantee's Name	Jeffrey Malone Monica Malone
Mailing Address	751 Valley View Road Pelham, AL 35124	Mailing Address	625 Valley View Dr Pelham, AL 35124
Property Address	751 Valleyview Road Pelham, AL 35124	Date of Sale	July 03, 2017
		Total Purchase Price	\$183,000.00
		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	☐ 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 of 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 June 30, 2017

Print Christopher L. Cox

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/05/2017 11:07:16 AM
\$19.00 CHERRY
20170705000237100

James W. Fuhrmeister

Form RT-1