

STATUTORY WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA } *Send Tax Notice to:*
 } **COUNTY OF SHELBY** } Larry Cost
 } 71 Greenfern Drive, Calera AL 35040

KNOW ALL MEN BY THESE PRESENTS; That for and in consideration of \$20,000 (Twenty Thousand and 00/100 dollars) and other good and valuable consideration to the undersigned **GRANTORS** in hand paid by the **GRANTEEES** herein, the receipt of which whereof is acknowledged, We,

MANCEL RAY REGISTER and SHERYL LYNN REGISTER a married couple,
(hereinafter referred to as **GRANTORS**), does hereby grant, bargain, sell and convey unto:

LARRY COST and JEANNIE COST a married couple:

(hereinafter referred to as **GRANTEE**s), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 232, according to the Survey of Long Branch Estates Phase II - Final Plat, as recorded in Map Book 36, Page 93 A & B, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT:

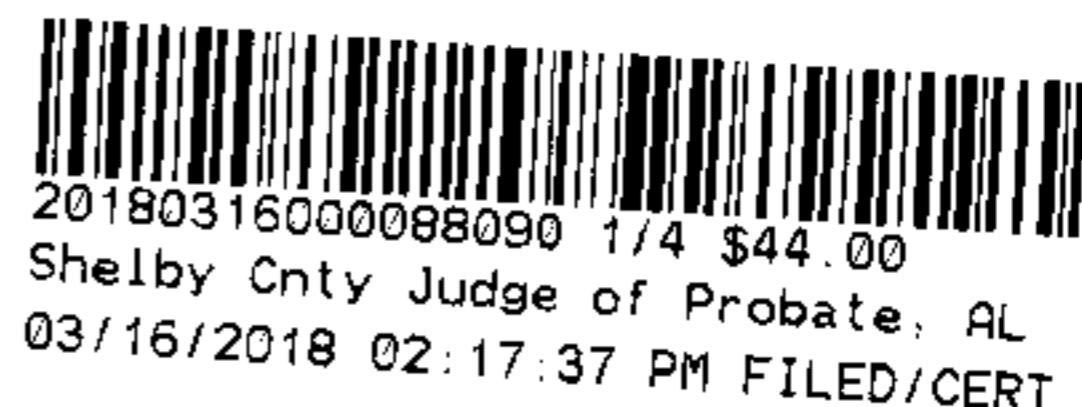
All property south of the white painted line of Lot 232, according to the Survey of Long Branch Estates, Phase II, Final Plat, as recorded in Map Book 36, Pages 93A & p3B, in the Probate Office of Shelby County, Alabama.

The white painted line is painted on existing trees and has been in existence for over 20 years, being part of the property conveyed to David W. Blake by Quit Claim Deed recorded in 20090515000183250, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad Valorem taxes for the year, 2017, not yet due and payable.
2. Restrictions and Notes as shown by recorded map.
3. Building line(s) as shown by recorded map.
4. Easement(s) as shown by recorded map.
5. The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.

THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH AND SURVEY



IN WITNESS WHEREOF, I, **SHERYL LYNN REGISTER**, a married woman have hereunto set my hand and seal as GRANTOR. In so doing, I further aver and confirm that I have all rights and authorization necessary to complete this transaction and transfer and do so voluntarily, fully, and without reservation to the aforementioned **GRANTEE**.

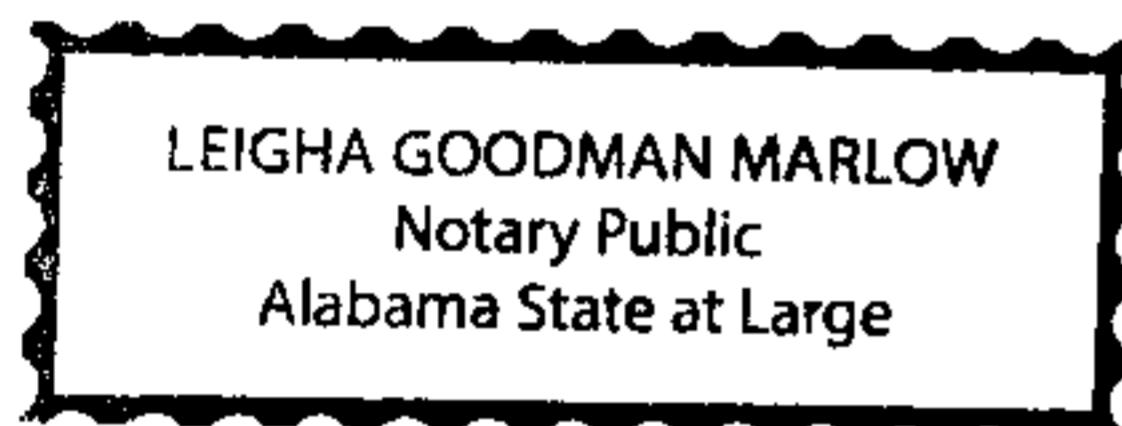
Sherylyn Register
SHERYLYNN REGISTER (GRANTOR)

7-13-17

Date _____

STATE OF ALABAMA }
 }
 }
COUNTY OF SHELBY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **SHERYL LYNN REGISTER**, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day the 13 day of July, 2017 that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date:



Leigha Goodman Malaw
NOTARY PUBLIC
My Commission Expires:
My Commission Expires
February 16, 2021



20180316000088090 2/4 \$44.00
Shelby Cnty Judge of Probate, AL
03/16/2018 02:17:37 PM FILED/CERT

TO HAVE AND TO HOLD, to said GRANTEEES as Joint Tenants with Right of Survivorship, their heirs and assigns forever.

*NOTE: The drafter of this document acted as a scrivener only and no representation is made as to the chain of title or to the description contained herein. The description of said property is the same as was obtained by information provided to drafter by **GRANTORS** and is intended to be consistent with the property description contained in the STATUTORY WARRANTY DEED for the same parcel RECORDED in the Shelby County Probate office on May 5, 2009, with instrument number 20090515000183260.*

IN WITNESS WHEREOF, I, **MANCEL RAY REGISTER**, a married man have hereunto set my hand and seal as GRANTOR. In so doing, I further aver and confirm that I have all rights and authorization necessary to complete this transaction and transfer and do so voluntarily, fully, and without reservation to the aforementioned **GRANTEE**S.

Mancel Ray Register 7/3/2017
MANCEL RAY REGISTER (GRANTOR) Date

STATE OF ALABAMA }
 }
 }
COUNTY OF SHELBY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **SHERYL LYNN REGISTER**, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day the 13 day of July, 2017 that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date:

LEIGHA GOODMAN MARLOW
Notary Public
Alabama State at Large

Leigha Goodman Malaw
NOTARY PUBLIC
My Commission Expires:

My Commission Expires
February 16, 2021



20180316000088090 3/4 \$44.00
Shelby Cnty Judge of Probate, AL
03/16/2018 02:17:37 PM FILED/CERT

This instrument prepared by:

This instrument prepared by

Barrett R. Marlow, attorney
Marlow and Salver, LLC

Marlow and Sawyer, LLC.
1111, 17th, Ave, Calera, AL 35040

Real Estate Sales Validation Form

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

Grantor's Name MARCI Register
Mailing Address Montevallo AL

Grantee's Name Larry Cost
Mailing Address 71 Greenbriar Dr
Calera AL
35040

Property Address 3012 Long Branch
Drive
Calera AL
35040

Date of Sale _____
Total Purchase Price \$ 20,000
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 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 Larry Cost

Unattested

Sign

Larry Cost

(Grantor/Grantee/Owner/Agent) circle one


20180316000088090 4/4 \$44.00
Shelby Cnty Judge of Probate, AL
03/16/2018 02:17:37 PM FILED/CERT

verified by

Form RT-1