

SEND TAX NOTICE TO:
Samantha A. Latham
1475 Laurens Street
Birmingham, Alabama 35242

This instrument was prepared by
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20180612000208090
06/12/2018 03:39:34 PM
DEEDS 1/3

WARRANTY DEED

STATE OF Alabama

~~Jefferson~~ COUNTY

Shelby
KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty Four Thousand Nine Hundred dollars & no cents (\$284,900.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Ansley C. Doles nka Ansley Cohen and Jacob M. Cohen, wife and husband** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Samantha A. Latham** (herein referred to as grantee, whether one or more), the following described real estate, situated in ~~Jefferson~~ County, Alabama, to-wit:

Shelby
LOT 13 A, ACCORDING TO THE FINAL PLAT OF RESIDENTIAL SUBDIVISION, BEAUMONT PHASE 5, RESURVEY OF LOTS 1-31, AS RECORDED IN MAP BOOK 40, PAGE 5, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Ansley C. Doles, the grantee recited in Instrument # 20100412000109860, is one and the same as Ansley C. Cohen.

\$175,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

1. All taxes for the year 2018 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.
3. Rights or claims of parties in possession not shown by the public records.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien, or right to lien, for services, labor, or material heretofore, or hereafter furnished, imposed by law, and not shown by the public records.
6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
7. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 40, Page 5.
8. Restrictions appearing of record in Instrument 20060411000166620, in the Probate Office of Shelby County, Alabama;
9. Mineral and mining rights and rights incident thereto recorded in Misc. Volume 5, page 355; Misc. Volume 4, page 442 and Misc. Volume 48, page 427, in the Probate Office of Shelby County, Alabama;
10. Agreement for Covenants as recorded in Instrument 20060607000270390, in the Probate Office of Shelby County, Alabama;
11. Restrictive Covenants appearing of record in Instrument 20070626000297880, Amended in Instrument 20071130000543120, and further amended in Instrument 20080814000326670, in

the Probate Office of Shelby County, Alabama;

- 12. Grant of Land Easement with Restrictive Covenants recorded in Instrument 20070418000180130 and Instrument 20071109000517680 in the Probate Office of Shelby County, Alabama;
- 13. Building Lines as shown on recorded plat;

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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, Grantors have hereunto set his/her/their hand(s) and seal(s), this **June 7, 2018** .

_____(Seal)

Ansley C. Doles nka Ansley Cohen

Ansley C. Doles nka Ansley Cohen

_____(Seal)

Jacob M. Cohen

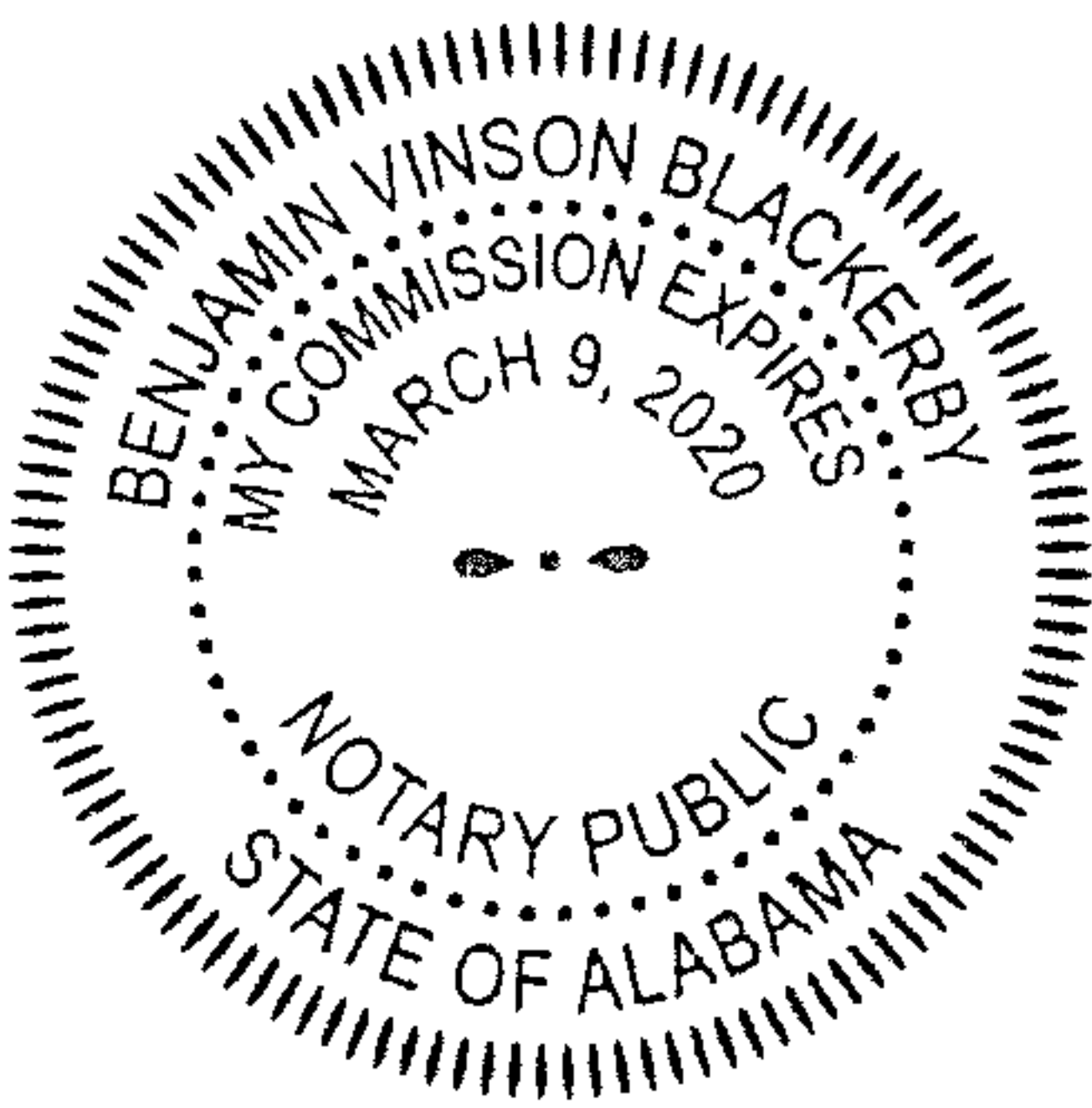
Jacob M. Cohen

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ansley C. Doles nka Ansley Cohen and Jacob M. Cohen, wife and husband** , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of June, 2018



[Signature]

Notary Public.

(Seal)

My Commission Expires: 3-9-20

20180612000208090 06/12/2018 03:39:34 PM DEEDS 3/3
Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Ansley C. Doles nka Ansley Cohen and Grantee's Name Samantha A. Latham
Jacob M. Cohen

Mailing Address 1025 Lake Colony Lane
Vestavia, Alabama 35242
Property Address 1475 Laurens Street
Birmingham, Alabama 35242

Mailing Address 1475 Laurens Street
Birmingham, Alabama 35242

Date of Sale 06/07/2018

Total Purchase Price \$284,900.00

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 6/7/18

Print Ansley C. Doles nka Ansley Cohen

Unattested

BVB
(verified by)

Sign Ansley C Doles nka Ansley Cohen
(Grantor/Grantee/Owner/Agent) circle one Cohen



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/12/2018 03:39:34 PM
\$131.00 CHERRY
20180612000208090

[Signature]