

Upon recording return this instrument to:

Robert Jason Cox and Jaime Beavers Cox
6208 Lupre Circle
McCalla, Alabama 35111

This instrument was prepared by:

Michael M. Partain, Esq.
Attorney at Law
Michael M. Partain, LLC
The Kress Building
301 Nineteenth Street, Suite 501
Birmingham, Alabama 35203

Mail tax notice to:

Robert Jason Cox and Jaime Beavers Cox
6208 Lupre Circle
McCalla, Alabama 35111

RECORDING USE ONLY:

The following information is offered in lieu of submitting
an RT-1 Real Estate Sales Validation Form pursuant to
Ala. Code (1975) §40-22-1

Grantor's Name and Mailing

Address:
Shelby Investments, LLC
2464 Glasscott Point
Hoover, AL 35226

Grantee's Name and Mailing

Address:
Robert Jason Cox and Jaime Beavers
Cox
6208 Lupre Circle
McCalla, Alabama 35111

Property Address:

5881 South Shades Crest Road
Bessemer, Alabama 35022

Date of Sale:

March 21, 2019

Purchase Price:

\$160,000.00

The purchase price or actual value claimed in this instrument can be verified in the following documentary evidence:
☐ Bill of Sale ☐ Sales Contract ☒ Closing Statement ☐ Appraisal ☐ Other

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to **Shelby Investments, LLC**, a Georgia limited liability company (hereinafter referred to as the "Grantor"), in hand paid by **Robert Jason Cox** and wife, **Jaime Beavers Cox**, adult persons (hereinafter referred to as the "Grantees"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, that certain parcel of real estate situated in Jefferson County, Alabama, being more fully described on **EXHIBIT A** attached hereto and made a part hereof (the "Property").

TOGETHER WITH all and singular, the rights, tenements, appurtenances, and hereditaments thereunto belonging or in any ways appertaining to the Property unto the Grantees, and its heirs and assigns forever, in fee simple, free and clear of all liens and encumbrances, unless otherwise set forth herein on **EXHIBIT B** attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD to the Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the Grantor does for itself and for its successors and assigns covenants with the Grantees, their heirs and assigns, that the Grantor is lawfully seized in fee simple of the Property; that it is free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the Property as aforesaid; that the Grantor shall and the Grantor's successors and assigns shall warrant and defend the Property to the Grantees, their heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal as of the 21st day of March, 2019.

Grantor:

Shelby Investments, LLC

By: [Signature]

Name: Tim Webster

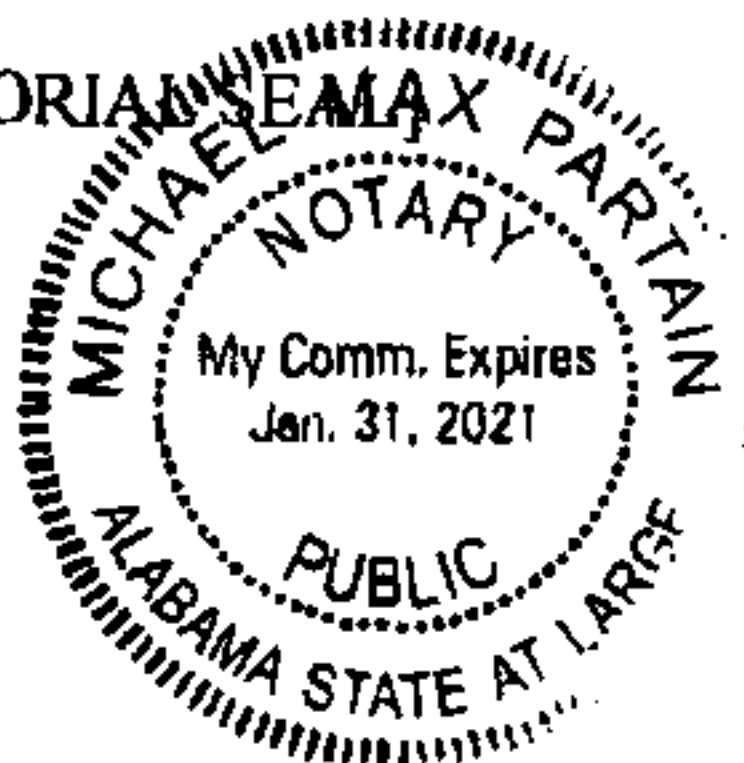
Its: Manager

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tim Webster whose name as Manager of **Shelby Investments, LLC**, a Georgia limited liability company, 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, he, in such capacity, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 21st day of March, 2019.

[NOTARIAL SEAL]



[Signature]
Notary, Public
My commission expires: _____

20190507000152630 2/5 \$28.00
Shelby Cnty Judge of Probate, AL
05/07/2019 09:27:03 AM FILED/CERT

EXHIBIT A

Legal Description of the Property

Lot 1, according to the Survey of Spring Water Farms, as recorded in Map Book 49, Page 90, in the Office of the Judge of Probate of Shelby County, Alabama, and in Map Book 49, Page 75, in the Probate Office of Jefferson County, Alabama, Bessemer Division.



20190507000152630 3/5 \$28.00
Shelby Cnty Judge of Probate: AL
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EXHIBIT B

Permitted Exceptions

1. Taxes due in the year of 2019, a lien, but not yet payable, until October 1, 2019, and subsequent years.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Property that would be disclosed by an accurate and complete land survey of the Property. The term "encroachment" includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land.
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under the Property.
4. A 35 foot building set back line and a 60 foot ingress, egress, drainage and utility easement as shown by record plat.
5. Restrictions, conditions and limitations as shown by record plat.
6. Declaration of Protective Covenants as recorded in Shelby County Instrument #2018-34990 and Jefferson County Instrument #2018-104530, amended in Instrument 2019009273 and Instrument 20190201000034660.
7. Right of way in favor of Alabama Power Company recorded in Volume 368 page 244 (Jefferson County).
8. Right of way in favor of Jefferson County recorded in Real Volume 205 page 146 (Jefferson County).
9. Mineral and mining rights and all rights incident thereto as recorded in Volume 592, page 253, (Jefferson County).
10. Right of way to Alabama Power Company as recorded in Instrument 20181017000367420.
11. Right of way to Alabama Power Company as recorded in Instrument 20190212000046030.
13. Right of way in favor of Alabama Power Company as recorded in Instrument 2018107935.
14. Right of way in favor of Jefferson County Alabama as recorded in Instrument 2018075752.

20190507000152630 4/5 \$28.00
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20190507000152630 5/5 \$28.00
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State of Alabama
Jefferson County

I, the Undersigned, as Judge of Probate Court in and for Jefferson County, Alabama, hereby certify that the foregoing is a full, true and correct copy of the instrument with the filing of same as appears of record in this office. Given under my hand and official seal, this the 6th day of May, 2019.

Alan L. King
JUDGE OF PROBATE