

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

This instrument was prepared by:  
**Mike T. Atchison**  
Attorney At Law, Inc.  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:  
**Robert Preston Cox**  
104 Hughes St  
Columbiana, AL 35051

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR AND ZERO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Ronald Gene Cox, a married man, Debra Ellen Cox Ellison, a married man, Melvin Cox, a single man and Stevie O. Cox, a married man** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Robert Preston Cox** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

**Lot 1, according to the survey of L & R Estates, as recorded in Map Book 51, Page 17, Probate Office of Shelby County, Alabama.**

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2019.
2. Easements, restrictions, rights of way, and permits of record.

Melvin Cox is the surviving heir at law of David A. Cox, deceased, having died on December 24, 2006.

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 24<sup>th</sup> day of May, 2019.


Ronald Gene Cox  
Ronald Gene Cox  
Stevie O. Cox  
Stevie O. Cox

Debra Ellen Cox Ellison  
Debra Ellen Cox Ellison

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Ronald Gene Cox, Debra Ellen Cox Ellison and Stevie O. Cox**, whose names are signed to the foregoing conveyance, and who is 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.

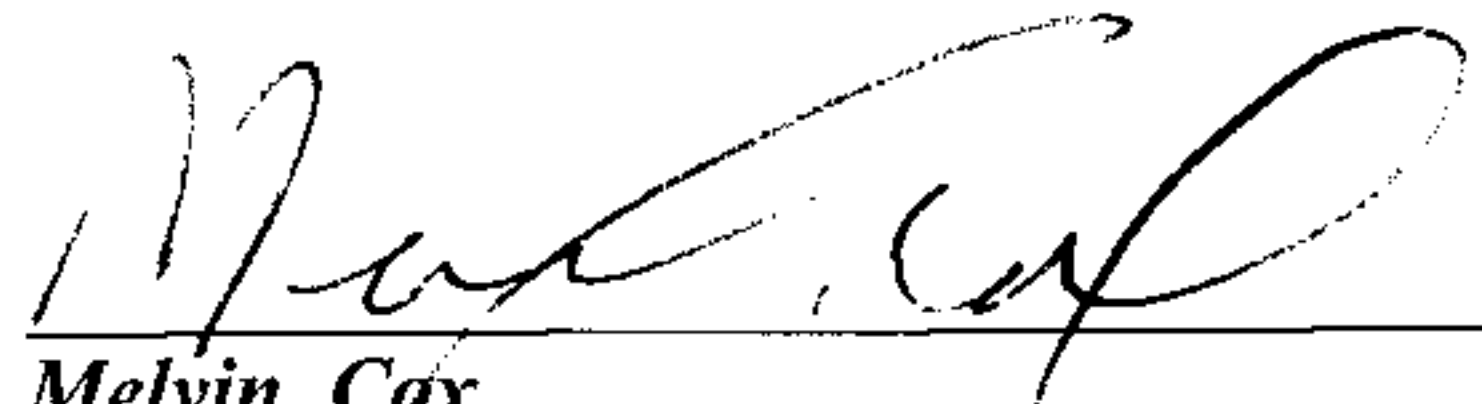
Given under my hand and official seal this 24<sup>th</sup> day of May, 2019.

  
20190716000252760 1/3 \$27.00  
Shelby Cnty Judge of Probate, AL  
07/16/2019 10:36:10 AM FILED/CERT

Shelby County, AL 07/16/2019  
State of Alabama  
Deed Tax: \$5.00

April Clark  
Notary Public  
My Commission Expires: 9/22/2020

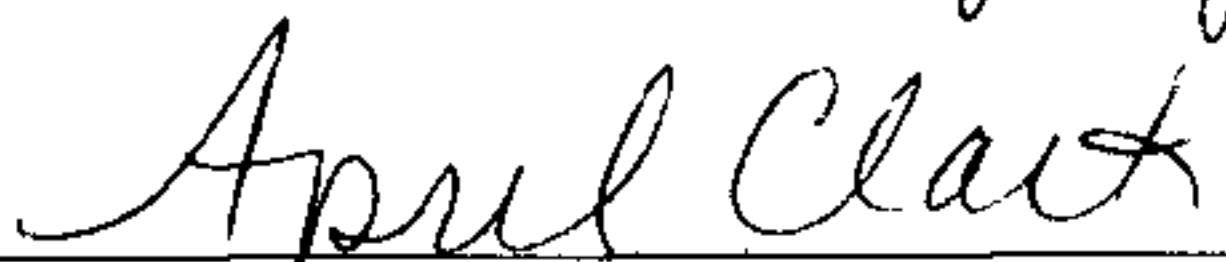


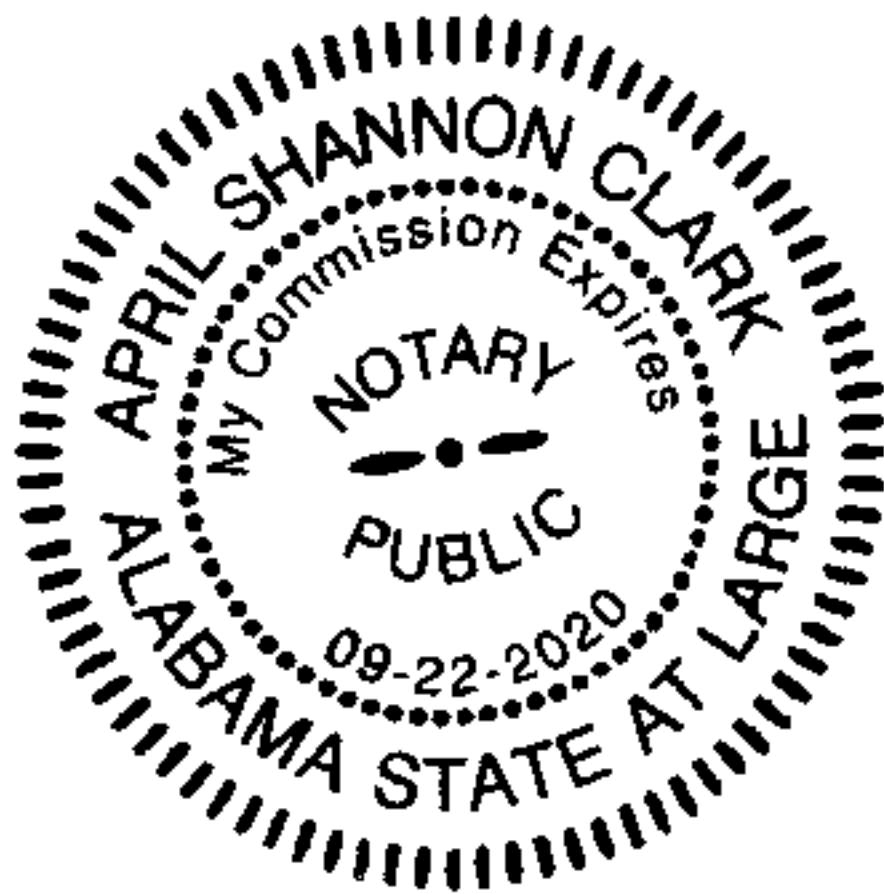
  
Melvin Cox


STATE OF Alabama  
COUNTY OF Shelby

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

Given under my hand and official seal this 9<sup>th</sup> day of July, 2019

  
Notary Public  
My Commission Expires: 9/22/2020



  
20190716000252760 2/3 \$27.00  
Shelby Cnty Judge of Probate, AL  
07/16/2019 10:36:10 AM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name Debra Ellison  
Mailing Address HWY 145  
Shelby AL 35143

Grantee's Name Robert Cox  
Mailing Address 104 Hughes St  
Columbiana AL  
35051

Property Address 424 Rocky Ridge Rd  
Columbiana AL  
35051

Date of Sale 5-24-19  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 5000.00

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 \_\_\_\_\_

Print Mike T. Atchison

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

Mike T. Atchison

(Grantor/Grantee/Owner/Agent) circle one



20190716000252760 3/3 \$27.00  
Shelby Cnty Judge of Probate, AL  
07/16/2019 10:36:10 AM FILED/CERT

Form RT-1