

This Instrument was Prepared by:

Send Tax Notice To: Lisa Dennis

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

161 Shelly Springs Farms
Columbiana, AL 35051

File No.: MV-19-25360

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Eight Thousand Five Hundred Dollars and No Cents (\$8,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Robert Preston Cox, a single man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Lisa Dennis**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2019 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 12th day of July, 2019.

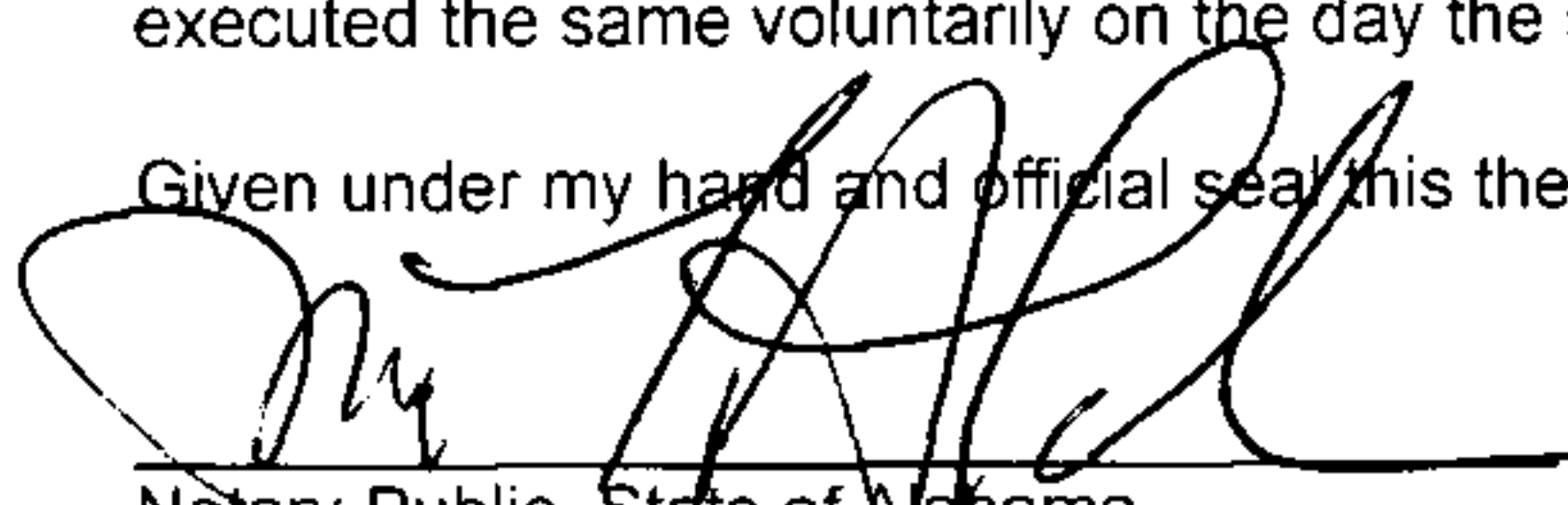

Robert Preston Cox

State of Alabama

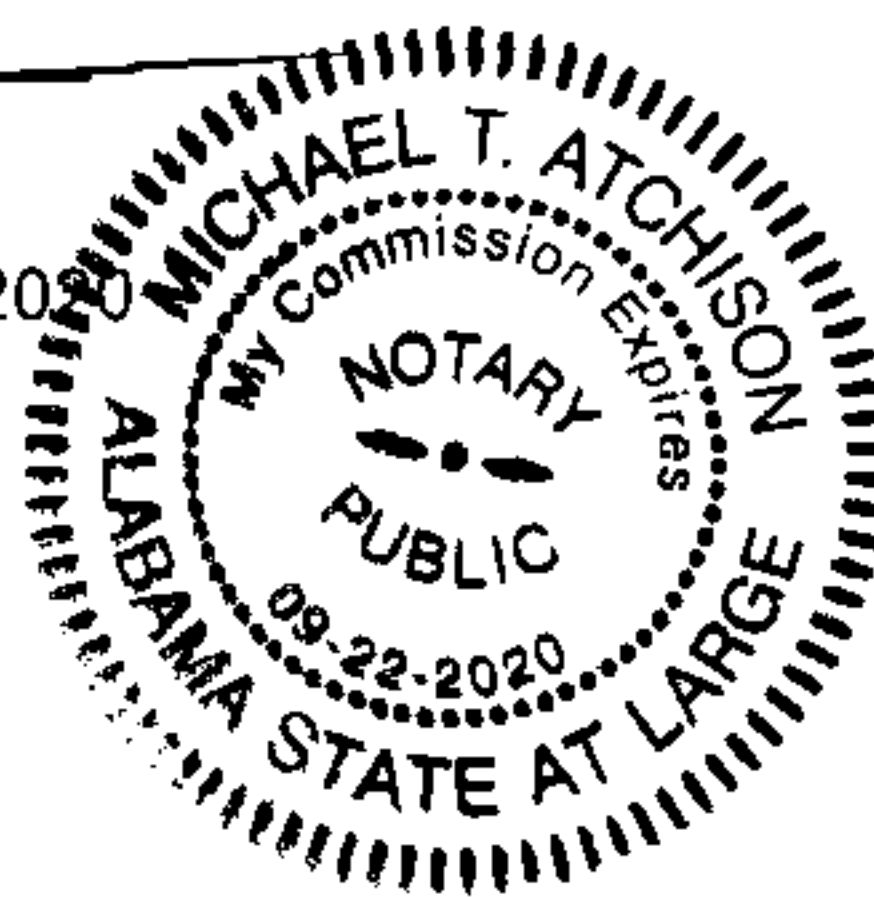
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Robert Preston Cox, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of July, 2019.


Notary Public, State of Alabama
Mike T. Atchison

My Commission Expires: September 22, 2020




20190716000252770 1/3 \$29.50
Shelby Cnty Judge of Probate, AL
07/16/2019 10:36:11 AM FILED/CERT

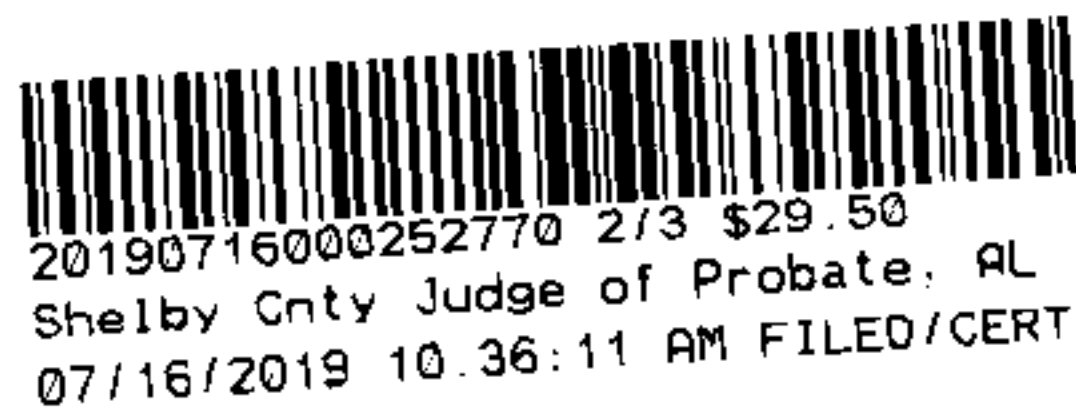
Shelby County, AL 07/16/2019
State of Alabama
Deed Tax: \$8.50

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 15, Township 21 South, Range 1 West, Shelby County, Alabama; thence South 00 degrees 00 minutes 00 seconds East a distance of 2637.48 feet; thence South 89 degrees 24 minutes 15 seconds West, a distance of 141.81 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 434.00 feet to the easterly R.O.W. line of Rocky Ridge Road; thence North 12 degrees 07 minutes 13 seconds East and along said R.O.W. line, a distance of 94.25 feet to a curve to the left, having a radius of 305.00, a central angle of 22 degrees 19 minutes 39 seconds and subtended by a chord which bears North 00 degrees 57 minutes 24 seconds East, and a chord distance of 118.10 feet; thence along the arc of said curve and said R.O.W. line, a distance of 118.85 feet; thence North 89 degrees 24 minutes 15 seconds East and leaving said R.O.W. line, a distance of 410.05 feet; thence South 00 degrees 35 minutes 45 seconds East, a distance of 210.00 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated June 26, 2017.

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



Real Estate Sales Validation Form

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

Grantor's Name Robert Preston Cox
Mailing Address

104 Hawks SF
Columbiana, AL 35051

Grantee's Name Lisa Dennis
Mailing Address

161 Shelby Springs Farms
Columbiana, AL 35040

Property Address 424 Rocky Ridge Road
Columbiana, AL 35051

Date of Sale July 12, 2019
Total Purchase Price \$8,500.00

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 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 July 12, 2019

Print Robert Preston Cox

Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20190716000252770 3/3 \$29.50
Shelby Cnty Judge of Probate, AL
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Form RT-1