

STATE OF ALABAMA)

COUNTY OF SHELBY)

File # AFB1-AL-89986

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT RODRECUS DIONE COX, who acquired title as RODERCUS DIONE COX, and ROBBIE MAE ROSE COOPER-COX, who acquired title as ROBBIE COOPER, husband and wife (together herein, "Grantors"), whose address is 127 Cahaba Club Drive, Helena, AL 35080, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby REMISES, RELEASES, QUITCLAIMS AND CONVEYS to RODRECUS DIONE COX and ROBBIE MAE ROSE COOPER-COX, husband and wife (together herein, "Grantees"), as joint tenants with right of survivorship, whose address is 127 Cahaba Club Drive, Helena, AL 35080, all of Grantors' interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 127 Cahaba Club Drive, Helena, AL 35080

SOURCE OF TITLE: Instrument Number 20190110000010920

PROPERTY ID: 134201008007000

REAL PROPERTY TAX: \$ 947.82 due and payable by December 31st of the current year

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs and assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

This property is not the homestead real property of Grantors.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 25 day of October, 2019.

Rodrecus Dione Cox (SEAL)

RODRECUS DIONE COX,
who acquired title as RODERCUS DIONE COX

STATE OF Alabama
COUNTY OF Shelby

I, Kimberley L. Jenkins, the undersigned Notary Public in and for said State and County, hereby certify that RODRECUS DIONE COX, who acquired title as RODERCUS DIONE COX, a married man, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

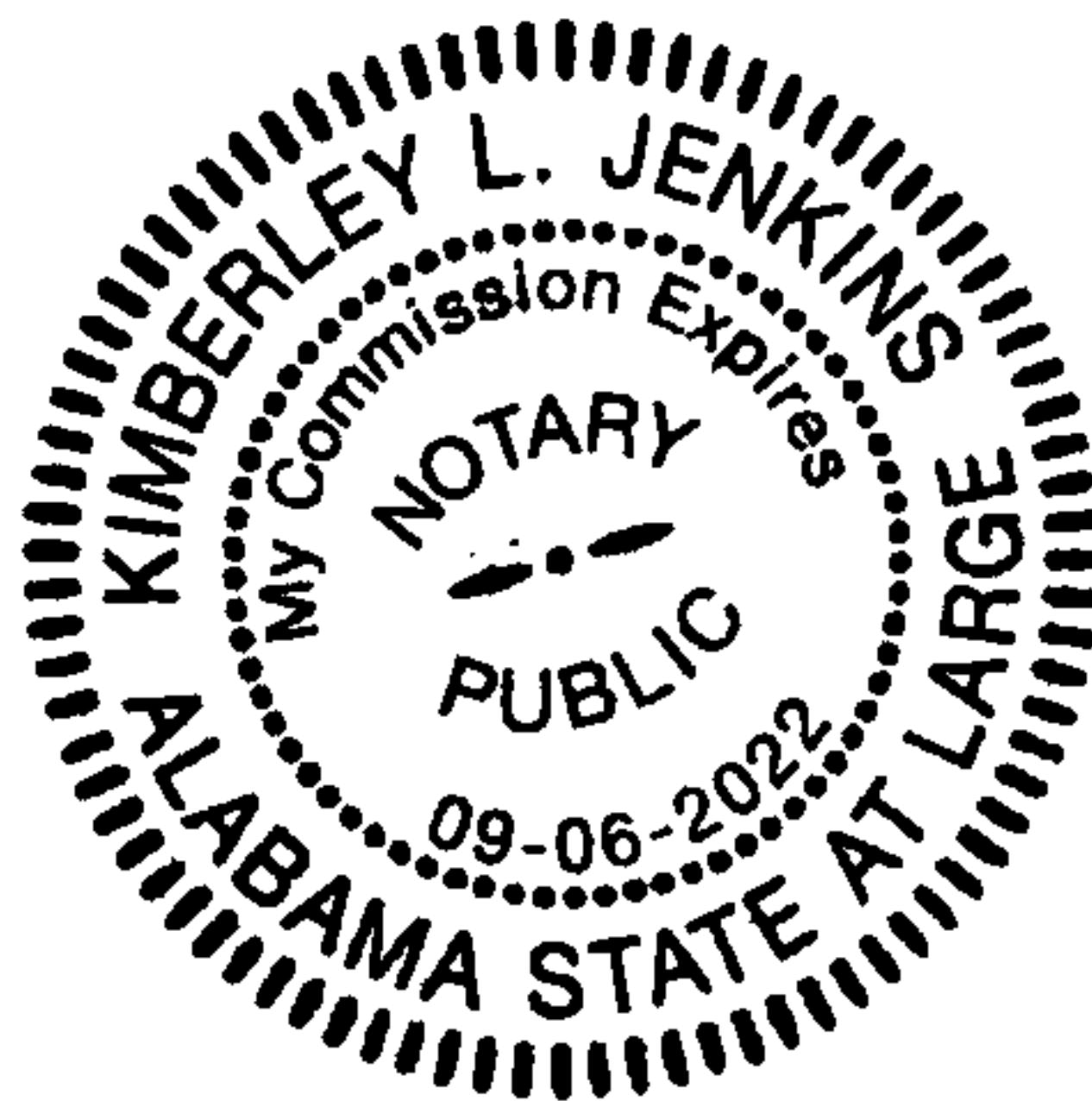
Given under my hand and official seal this 25th day of October, 20 19.

[Affix Notary Seal]

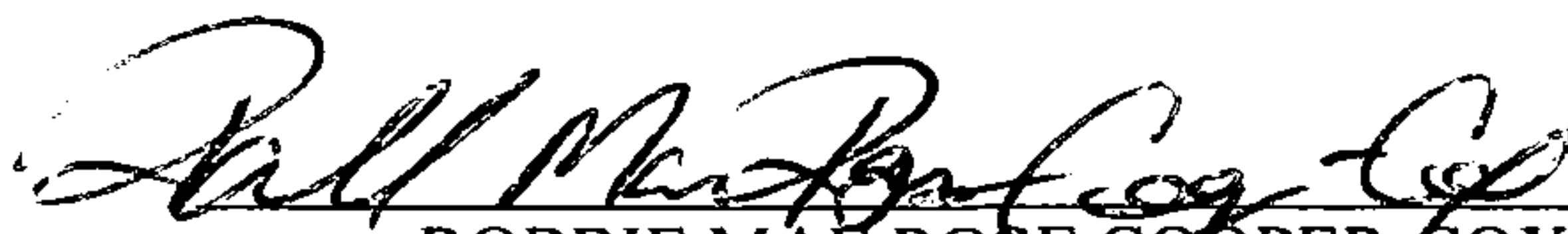
Kimberley L. Jenkins

SIGNATURE OF NOTARY PUBLIC

My commission expires: 9/6/2022



GRANTOR:

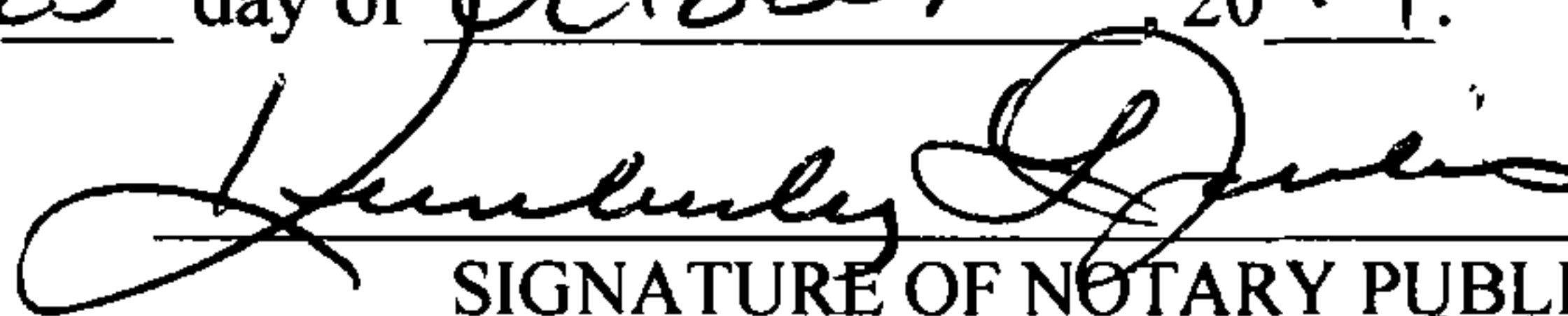
 (SEAL)
ROBBIE MAE ROSE COOPER-COX,
who acquired title as ROBBIE COOPER

STATE OF Alabama
COUNTY OF Shelby

I, Kimberley L. Jenkins, the undersigned Notary Public in and for said State and County, hereby certify that ROBBIE MAE ROSE COOPER-COX, who acquired title as ROBBIE COOPER, a married woman, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of October, 2019.

[Affix Notary Seal]


SIGNATURE OF NOTARY PUBLIC
My commission expires: 9/6/2022

This instrument was prepared by:

STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

When recorded, please mail to:

RODRECUS DIONE COX
ROBBIE MAE ROSE COOPER-COX
127 CAHABA CLUB DRIVE
HELENA, AL 35080

The Grantee's address is:

RODRECUS DIONE COX
ROBBIE MAE ROSE COOPER-COX
127 CAHABA CLUB DRIVE
HELENA, AL 35080

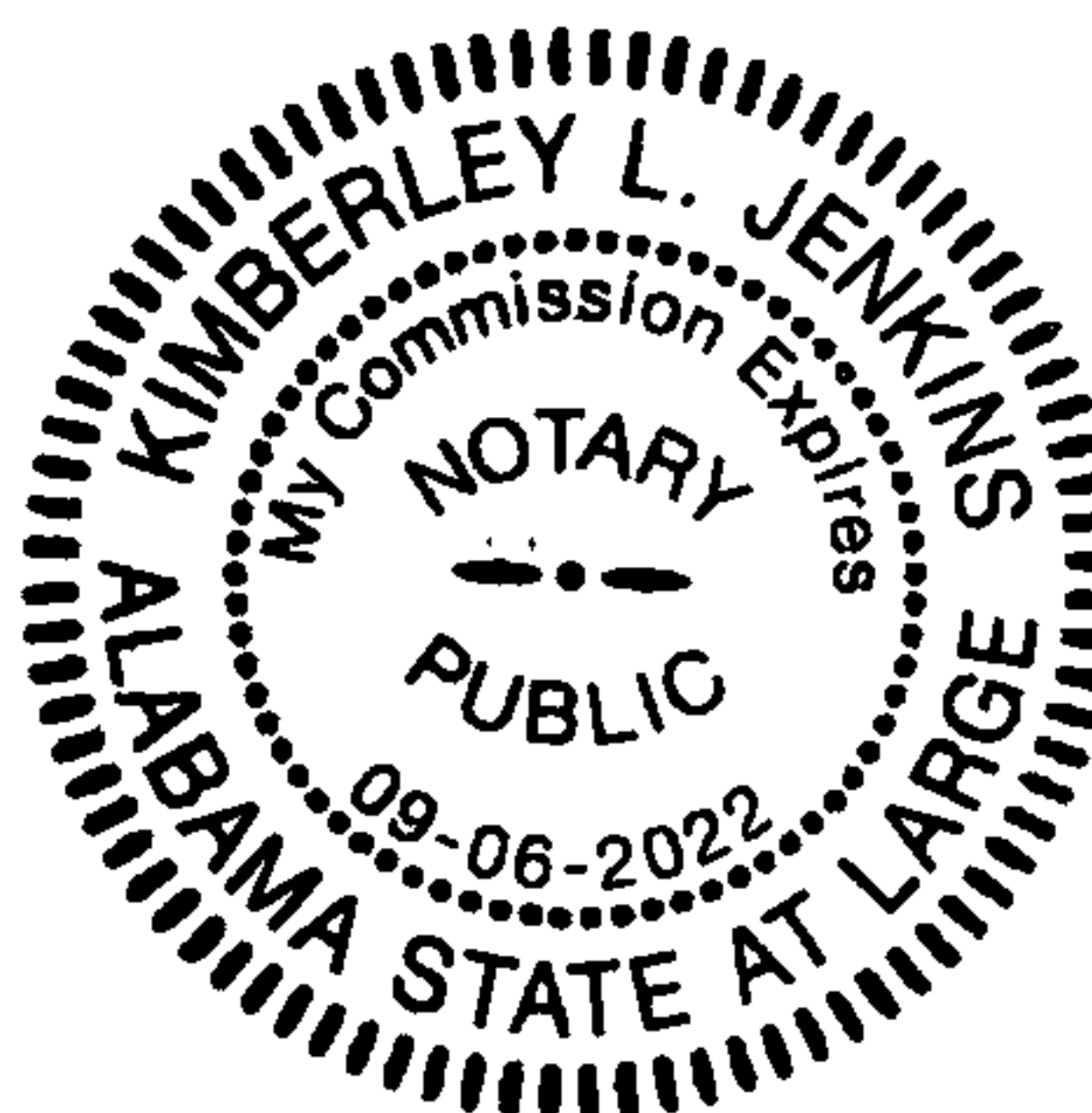


EXHIBIT A

[Legal Description]

LOT 907, ACCORDING TO THE MAP AND SURVEY OF OLD CAHABA SECTOR 9, AS RECORDED IN MAP BOOK 26, PAGE 149, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

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

Grantor's Name RODERCUS DIONE COX
Mailing Address ROBBIE COOPER
127 Cahaba Club Drive
Helena, AL 35080

Grantee's Name RODRECUS DIONE COX
Mailing Address ROBBIE MAE ROSE COOPER-COX
127 Cahaba Club Drive
Helena, AL 35080

Property Address 127 Cahaba Club Drive
Helena, AL 35080

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 201,700.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/26/2019 09:53:16 AM
\$37.00 CHARITY
20191126000439290

Allen S. Bayl

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 Tax Certificate

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 11/25/2019

Print Gloria Scamman

Unattested

Sign Gloria Scamman

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1