

SEND TAX NOTICE TO:
Lloyd Cox and Patricia Cox
209 Hawthorn Street
Birmingham, Alabama 35242

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

20200403000131280
04/03/2020 01:59:55 PM
DEEDS 1/3

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **Four Hundred Thirty Six Thousand Seven Hundred Fifty dollars & no cents (\$436,750.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Eddie W. McLain, an unmarried man

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Lloyd Cox and Patricia Cox

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 15-05, ACCORDING TO THE SURVEY OF MT. LAUREL PHASE III, AS RECORDED IN MAP BOOK 34, PAGE 137, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$371,235.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2020 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 34, Page 137.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument #, 20001012000355791; 20001108000388591 1st Amend; 20001019000362701 1st Amend; 20001108000388601 2nd Amend; 20010202000036811 3rd Amend; 20030213000091860 4th Amend; 20030327000184530 5th Amend; 20030327000184540 6th Amend; 20030527000327720 7th Amend; 20040413000191810 8th Amend; 20040623000340720 9th Amend; 20041015000569110 10th Amend; 20050714000352130 11th Amend; 20061219000616320 12th Amend; 20071022000487350 13th Amend; 20080718000289820 14th Amend; 20081219000470230 15th Amend; 20091117000427120 16th Amend; 20131021000415550 17th Amend; 20140113000012710 18th Amend; 20151002000346630 19th Amend; 20151029000376880 20th Amend; in the Probate Office of Shelby County, Alabama.

Sewer Easement filed in Inst. #19990824000354291.

Any loss or damage and/or consequences of that active court case styled "DR-2018-900048.01" in the Circuit Court of Shelby County, Alabama.

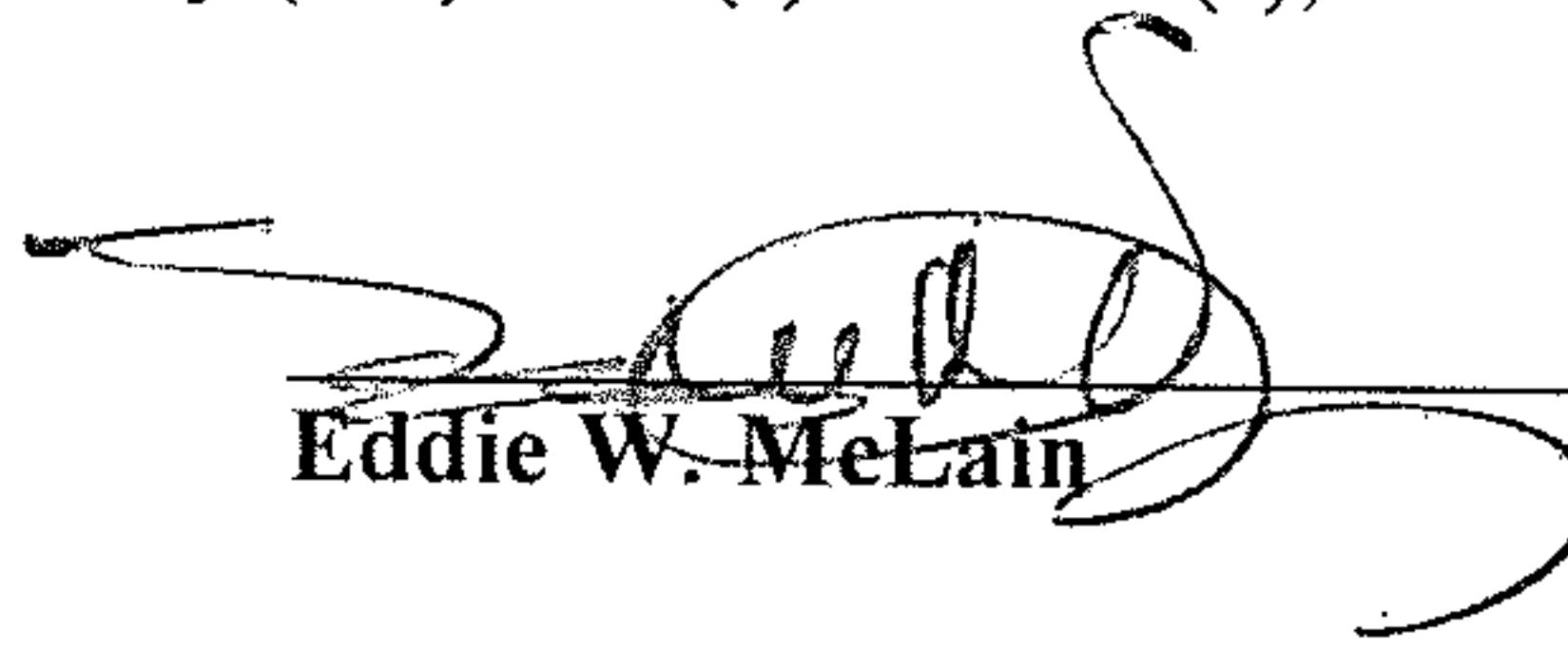
TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
CBT File #1905070

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, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), **March 30, 2020**.


Eddie W. McLain (Seal)

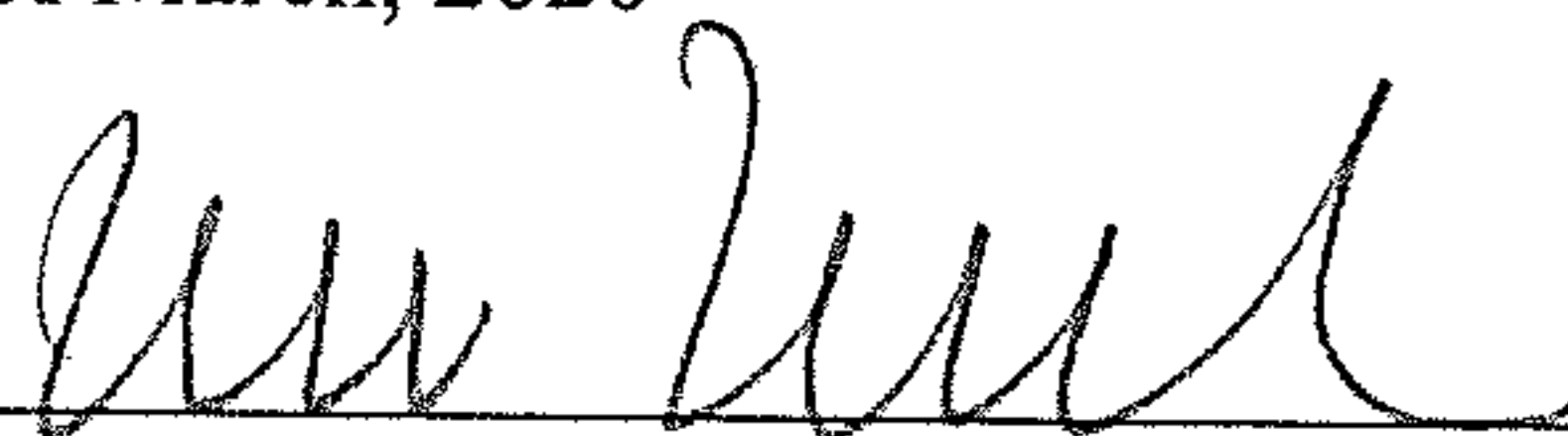
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Eddie W. McLain, an unmarried man**, 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 30th day of March, 2020



Notary Public.

(Seal)
My Commission Expires: _____

WILLIAM PATRICK COCKRELL, II
Notary Public, Alabama State At Large
My Commission Expires Jan. 9, 2021

20200403000131280 04/03/2020 01:59:55 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 Eddie W. McLain
Mailing Address 1830 3rd Ave S
Birmingham, Alabama 35210
Property Address 209 Hawthorn Street
Birmingham, Alabama 35242

Grantee's Name Lloyd Cox and Patricia Cox
Mailing Address 209 Hawthorn Street
Birmingham, Alabama 35242
Date of Sale 03/30/2020
Total Purchase Price \$436,750.00
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 _____

Print Lloyd Cox *William Bobb Cochran*

Unattested

(verified by)

Sign *[Signature]*

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/03/2020 01:59:55 PM
\$94.00 CHERRY
20200403000131280

Allie S. Boyd