

Send tax notice to:
Lynn L. Cox and Stacie L. Armstrong-Mullins
70 Highgate Hill Road
Indian Springs, AL 35124
PEL2000678

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Seventy Two Thousand and 00/100 Dollars (\$272,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Richard L. Morgan Jr. and Jackie M. Morgan, Husband and Wife**, whose mailing address is: 112 Crane Drive, Port St. Joe, FL 32456 (hereinafter referred to as "Grantors"), by **Lynn L. Cox and Stacie L. Armstrong-Mullins** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the Northwest quarter of the Northeast quarter of Section 29, Township 19 South, Range 2 West, Shelby County, Alabama; thence run in a Westerly direction along the North line of said section for a distance of 617.07 feet; thence an angle left of 126 degrees 18 minutes 10 seconds and run in a Southeasterly direction for a distance of 410.20 feet to a point on the West right of way line of Indian Crest Drive; thence an angle of 56 degrees 31 minutes 28 seconds and run for a distance of 55.25 feet along a curve to the left having a radius of 253.07 feet and a central angle of 12 degrees 30 minutes 28 seconds; thence continue tangent to said curve in a Southwesterly direction for a distance of 68.58 feet to the beginning of a curve to the right having a radius of 545.39 feet and central angle of 15 degrees 39 minutes 32 seconds; thence continue along said curve for a distance of 149.05 feet to the point of beginning; thence an angle right of 68 degrees 33 minutes 59 seconds and run in a Westerly direction for a distance of 198.58 feet to a point on the East right of way line of Lookout Trail; thence an angle left of 65 degrees 34 minutes 1 second and run along said right of way in a Southwesterly direction for a distance of 173.70 feet to the beginning of a curve to the left having a radius of 130.81 feet and a central angle of 50 degrees 30 seconds; thence continue along said curve for a distance of 114.17 feet; thence continue tangent to said curve in a Southeasterly direction for a distance of 22.92 feet to the beginning of a curve to the left having a radius of 30 feet and a central angle of 114 degrees 49 minutes; thence continue along said curve for a distance of 60.12 feet; thence continue tangent to said curve in a Northeasterly direction for a distance of 191.01 feet to the beginning of a curve to the left having a radius of 545.39 feet and a central angle of 18 degrees 10 minutes 28 seconds; thence continue along said curve for a distance of 173.00 feet to the point of beginning.

Richard L. Morgan Jr. is one and the same person as Richard L. Morgan, grantee in that certain deed dated January 22, 1999 and recorded on January 29, 1999, in Inst. # 1999-04007, in the Probate Office of Shelby County, Alabama.

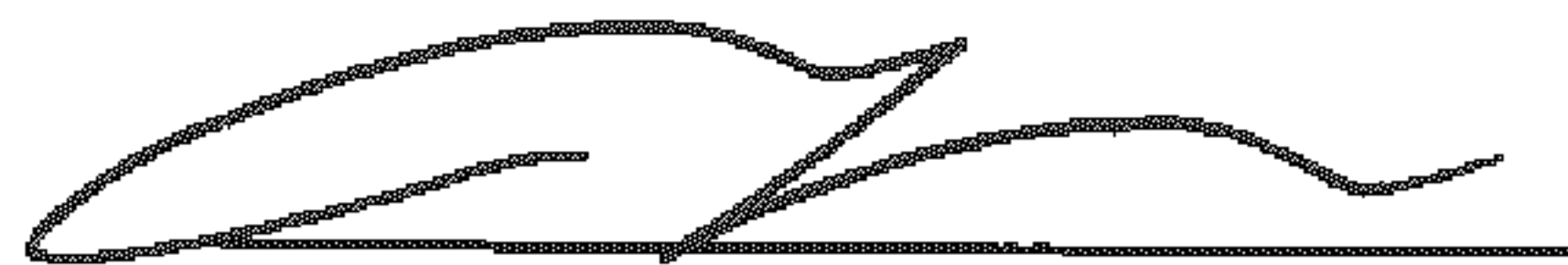
SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

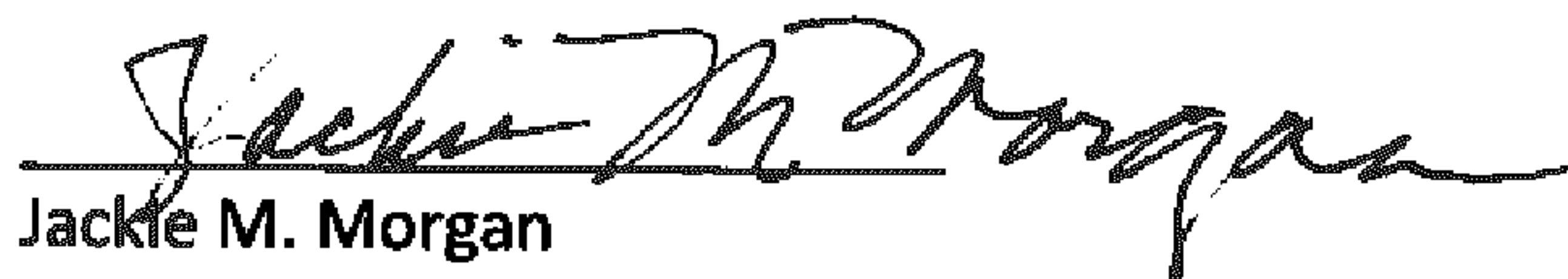
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors, Richard L. Morgan Jr. and Jackie M. Morgan have hereunto set their signatures and seals on November 4, 2020.



Richard L. Morgan Jr.




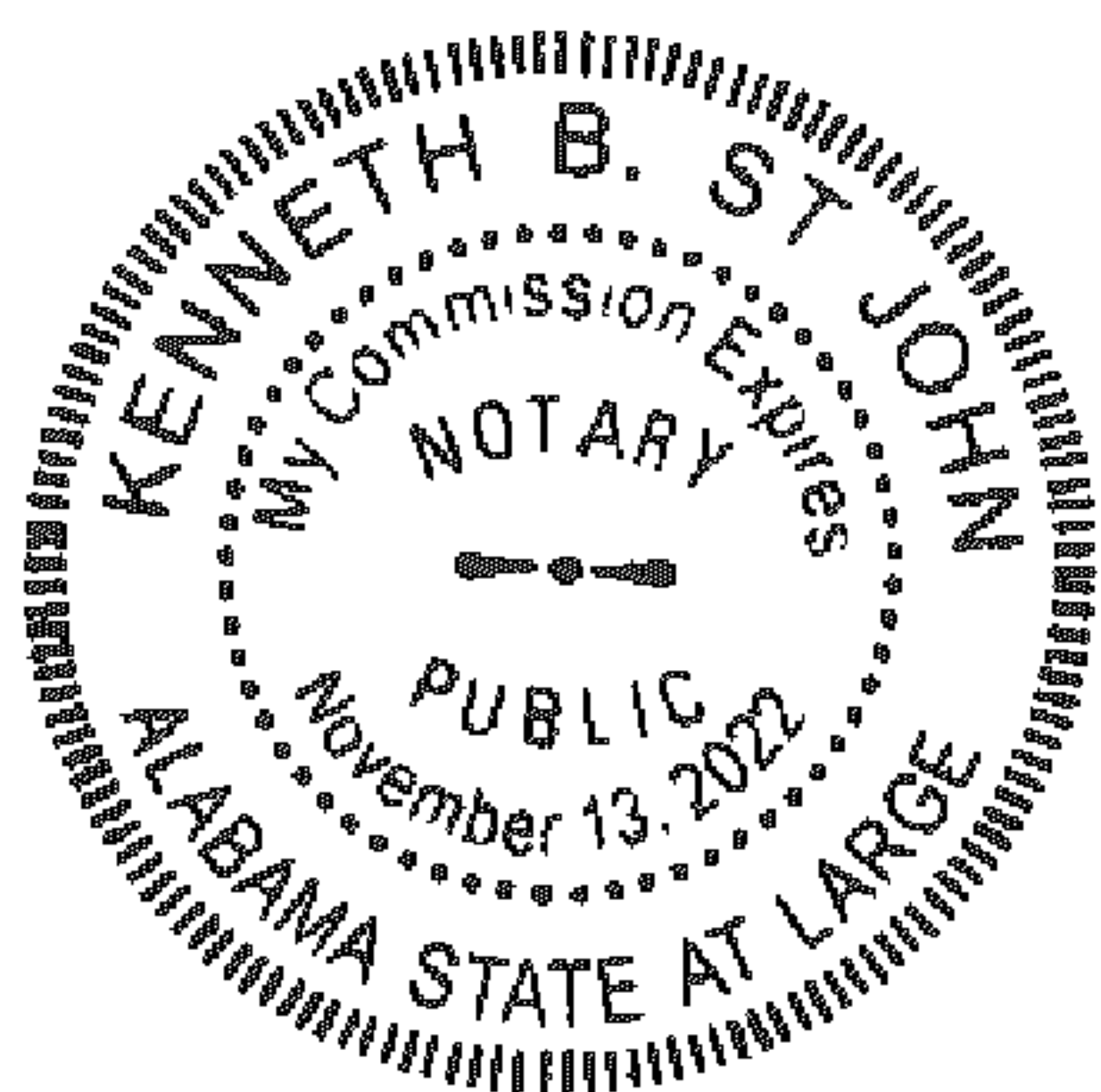
Jackie M. Morgan

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard L. Morgan Jr. and Jackie M. Morgan, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of November, 2020.

(NOTARIAL SEAL)



Notary Public
Print Name: Kenneth B St John
Commission Expires: 11/13/2022

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Richard L. Morgan Jr. and Jackie M. Morgan
 Mailing Address 112 Crane Drive Port St. Joe FL 32458

Grantee's Name Lynn L. Cox and Stacie L. Armstrong-Mullins
 Mailing Address 70 Highgate Hill Road
Indian Springs, AL 35124

Property Address 70 Highgate Hill Road
Indian Springs, AL 35124

Date of Sale 11/4/2020
 Total Purchase Price \$ 272,000
 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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ Closing Statement

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 11-5-2020

Print Skyler Murphy

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/06/2020 09:03:24 AM
 \$300.00 CHERRY
 20201106000506050

Allen S. Bayl