

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

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
James R Cox
1212 Camp Branch Road
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration **ONE HUNDRED TEN THOUSAND DOLLARS AND NO CENTS (\$110,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, **Wanda G. Bundy, a married woman (herein referred to as Grantor)** grant, bargain, sell and convey unto **James R Cox (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2021.
2. Easements, restrictions, rights of way, and permits of record.

No Part of the homestead of the Grantor herein or her spouse. Wanda G. Gaut Bundy and Wanda G. Bundy are on in the same person.

\$110,000.00 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, 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 29th day of March, 2021.

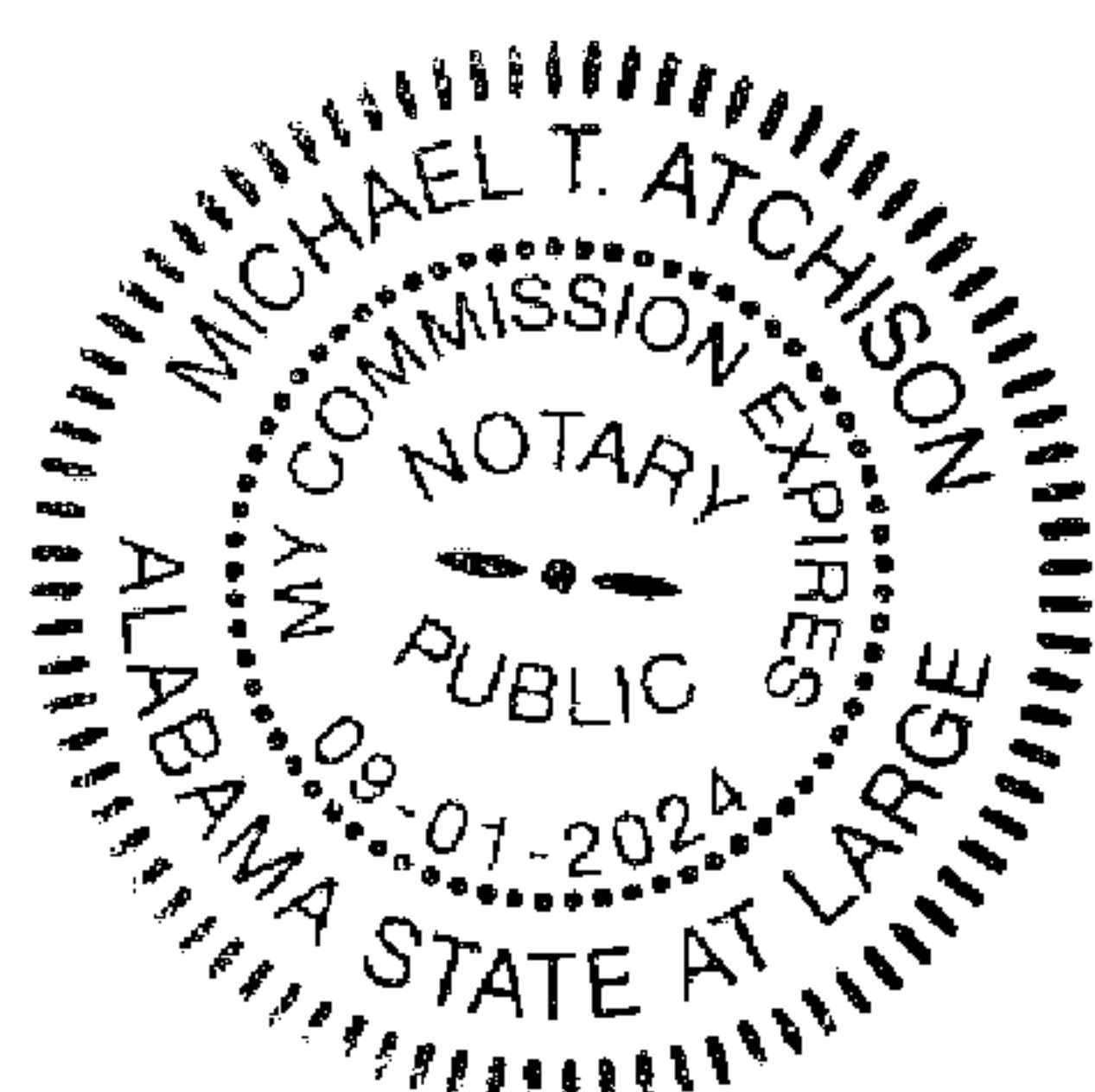
Wanda G. Bundy

Wandy G. Bundy

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify **Wanda G. Bundy**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of March, 2021.



Mike T. Atchison

Notary Public
My Commission Expires:

EXHIBIT A – LEGAL DESCRIPTION

PARCEL 2 - The South 1/2 of the SE 1/4 of the NW 1/4 of Section 15, Township 21 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows:

BEGIN at the SW Corner of the above said 1/4-1/4, said point being the POINT OF BEGINNING; thence S89°15'21"E, a distance of 1338.52' to the SE Corner of above said 1/4-1/4; thence N00°15'48"W, a distance of 662.93'; thence N89°09'51"W, a distance of 1342.27'; thence S00°34'56"E, a distance of 665.15' to the POINT OF BEGINNING. Said Parcel containing 20.43 acres, more or less.

ALSO AND INCLUDING a 22' Wide Ingress/Egress & Utility Easement, lying 11' either side of and parallel to the following described centerline:

Commence at the SE Corner of the SE 1/4 of the NW 1/4 of Section 15, Township 21 South, Range 1 East, Shelby County, Alabama; thence N00°15'48"W, a distance of 662.93'; thence N89°09'51"W, a distance of 11.00' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N00°15'48"W, a distance of 662.90'; thence S89°18'27"E, a distance of 11.00'; thence N00°15'31"W, a distance of 471.50' to the centerline of an existing 22' Ingress/Egress & Utility Easement, as recorded in Inst. #20151012000355590, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the POINT OF ENDING OF SAID CENTERLINE.

Real Estate Sales Validation Form

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

Grantor's Name	<u>Wanda Bundy</u>	Grantee's Name	<u>James R Coz</u>
Mailing Address	<u>1274 Hwy 7</u> <u>Wilcoxville, Ga 35186</u>	Mailing Address	<u>1212 Camp Branch Rd</u> <u>Madison, AL 35007</u>
Property Address	<u>Acavay</u> <u>Sec 15-21-1E</u>	Date of Sale	<u>3-29-21</u>
		Total Purchase Price \$	<u>110,000</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 3-29-21 Print Mike T. Atchison

Unattested 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
03/29/2021 12:37:45 PM
\$29.00 CHERRY
20210329000154850

(verified by)

Alicia S. Boyd