

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
James Taylor Cox and Leslie L. Cox
1744 Highway 33
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Thirty Thousand And No/100 Dollars (\$230,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Andrew J. Engels and Kristy Engels, a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto James Taylor Cox and Leslie L. Cox (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Commence at the Southwest Corner of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama; Thence turn an angle 23 degrees 42 feet right off the West line of said Section 7 distance of 453.28 feet to a point; Thence 25 degrees 54 feet right and along the centerline of Fungo Hollow Road a distance of 509.33 feet to a point; Thence 90 degrees right a distance of 40 feet to the Point of Beginning of the property being described; Thence continue along last described course 313.06 feet to a point; thence 90 degrees left 208.71 feet to a point; thence 90 degrees left 313.06 feet to a point; Thence 00 degrees left 208.71 feet to the Point of Beginning.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.


The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

Subject to a third party mortgage in the amount of \$238,280.00 executed and recorded simultaneously herewith.


TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on May 27, 2021.



Andrew J. Engels

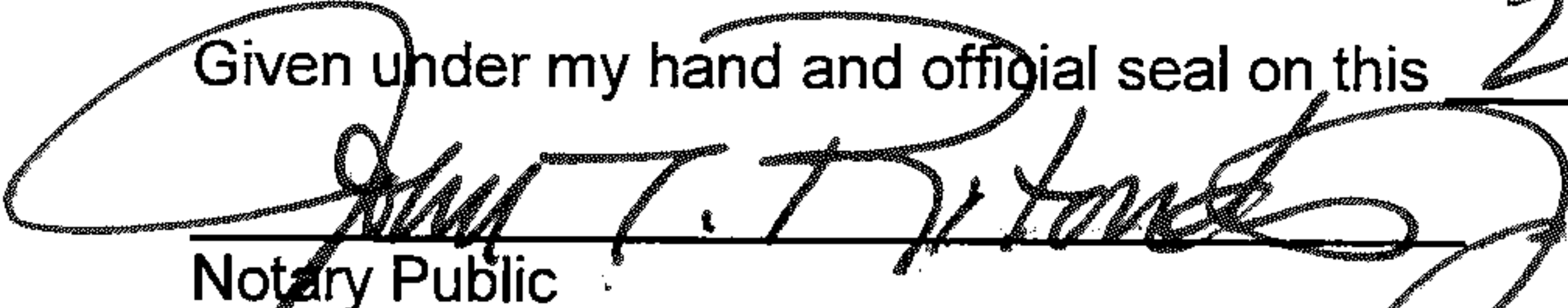


Kristy Engels

STATE OF ALABAMA
COUNTY OF JEFFERSON

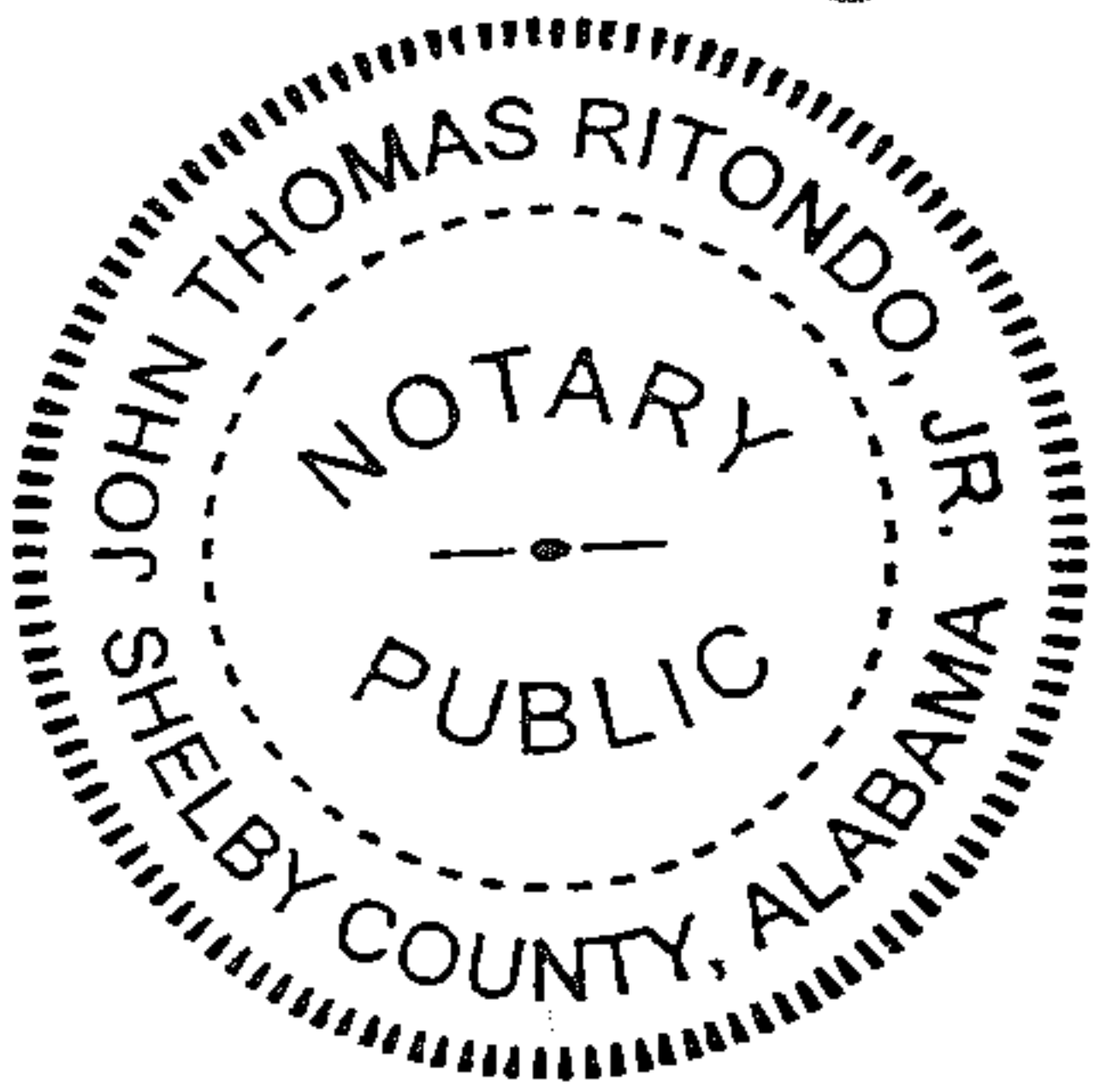
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andrew J. Engels and Kristy Engels whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 27th day of May, 2021



Notary Public

My commission expires:
John Thomas Ritondo, Jr.
Notary Public, Alabama State At Large
My Commission Expires August 29, 2023



Real Estate Sales Validation Form

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

Grantor's Name	Andrew J. Engels and Kristy Engels	Grantee's Name	James Taylor Cox and Leslie L. Cox
Mailing Address	1208 StoneyKirk Road Pelham, AL 35124	Mailing Address	3875 Ladson Rd, Apt 11107 Ladson, SC 29456
Property Address	1744 Highway 33 Pelham, AL 35124	Date of Sale	May 27, 2021
		Total Purchase Price	\$230,000.00
		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
 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 - Andrew J. Engels and Kristy Engels, 1208 StoneyKirk Road, Pelham, AL 35124.

Grantee's name and mailing address - James Taylor Cox and Leslie L. Cox, 3875 Ladson Rd, Apt 11107, Ladson, SC 29456.

Property address - 1744 Highway 33, Pelham, AL 35124

Date of Sale - May 27, 2021.

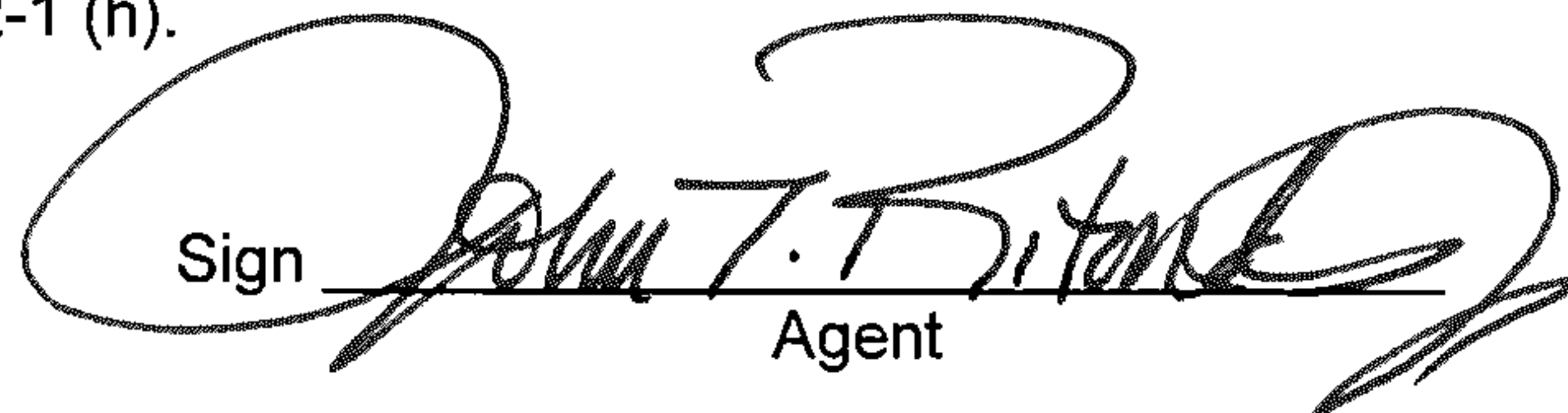
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 with 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: May 27, 2021

Sign 
 Agent



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/28/2021 09:02:22 AM
 \$29.00 CHERRY
 20210528000262720

Allen S. Boyd