

Send tax notice to:
Lynn L. Cox &
Stacie L. Armstrong-Mullins
1131 Camp Branch Circle
Alabaster, AL 35007

This Instrument Prepared By:
Douglas L. McWhorter, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, Lynn L. Cox, an unmarried woman (hereinafter referred to as "Grantor"), do grant, bargain, sell and convey unto Lynn L. Cox, an unmarried woman, and Stacie L. Armstrong-Mullins, a married woman, as joint tenants with rights of survivorship (hereinafter referred to as "Grantees"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof by reference

SOURCE OF TITLE: 20210715000343750

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).

3. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantees as joint tenants with right of survivorship, their heirs, successors 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 survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

No warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed is made by the Grantor other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on

July 11, 2021.

Lynn L. Cox

Lynn L. Cox

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Lynn L. Cox, an unmarried 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand on 11th day of July, 2021.

Robin L. Shults
Notary Public

Robin L. Shults
Printed Name

My Commission Expires: My Commission Expires:
April 4, 2023

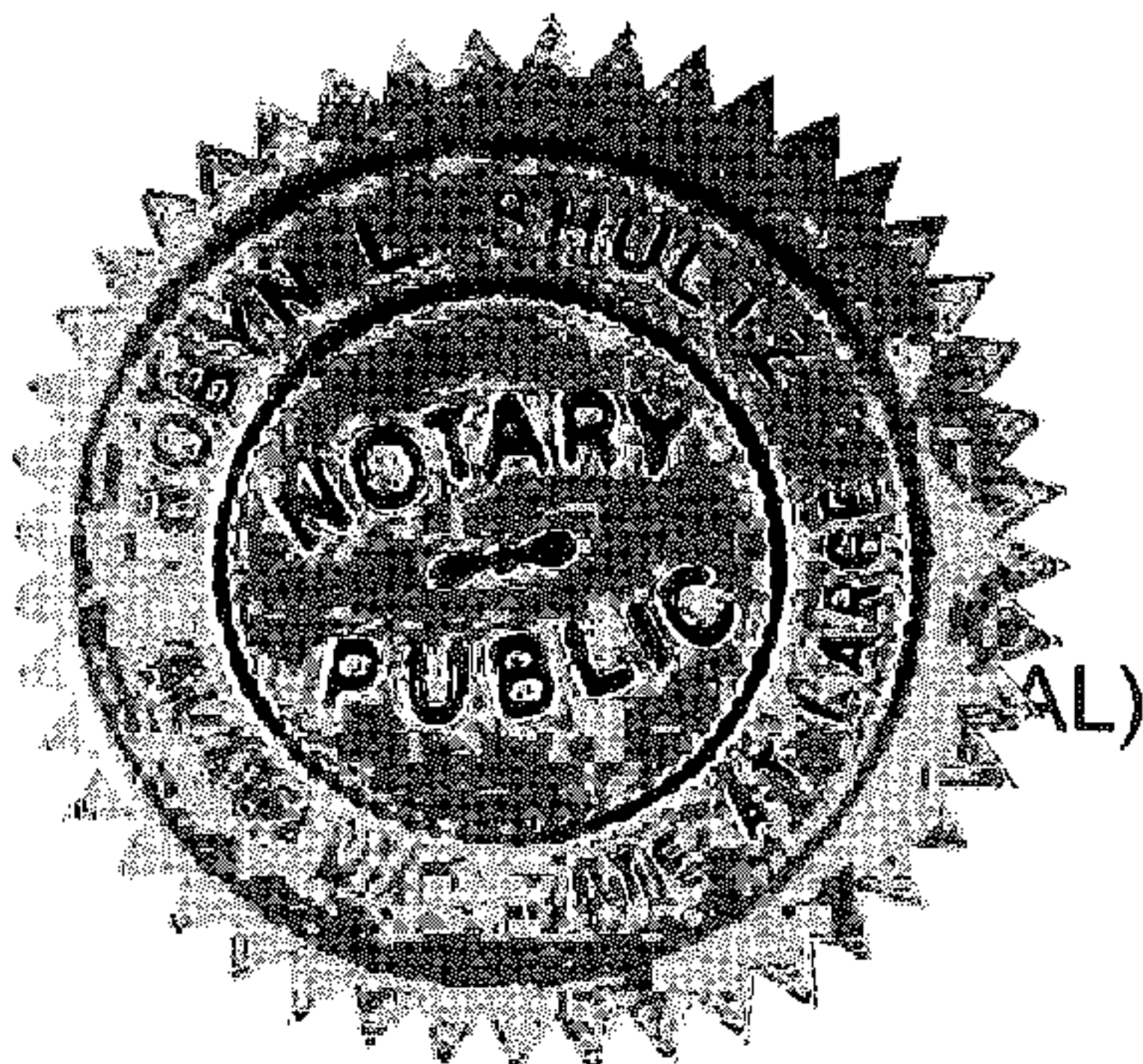
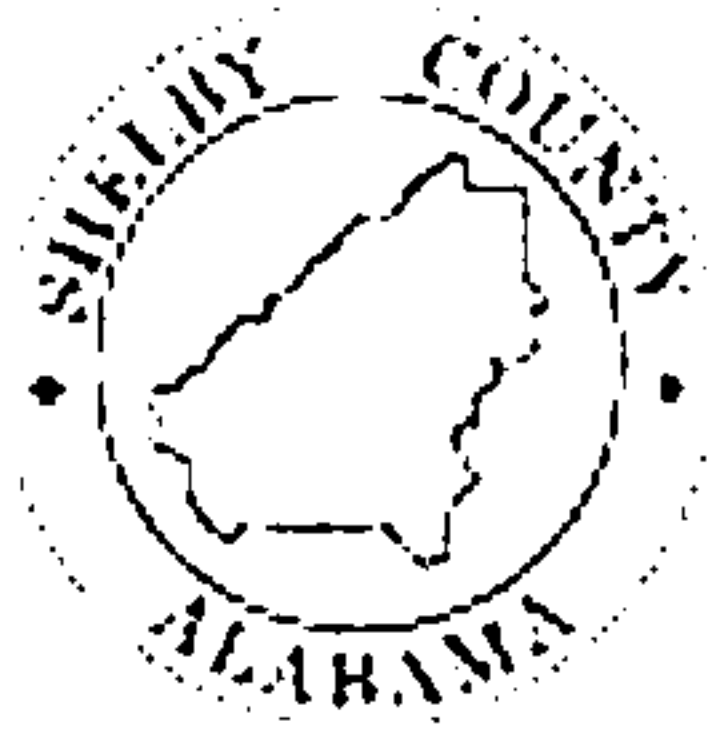


EXHIBIT " A "

A parcel of land lying in the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama being more particularly described as follows;

Commence at the Southeast corner of the above stated $\frac{1}{4}$ - $\frac{1}{4}$; Thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ for a distance of 702.50 feet to an Iron pin set, said point being the POINT OF BEGINNING of the following described parcel; Thence continue along the last described course for a distance of 637.00 feet to an Iron pin found; Thence deflect an angle right of $89^{\circ}58'46''$ and run North for a distance of 780.52 feet to an Iron pin set; Thence deflect an angle right of $12^{\circ}57'41''$ and run Northeasterly for a distance of 21.86 feet to an Iron pin set, said point lying on the Southern right of way of Camp Branch Circle having a 40.00 feet right of way; Thence deflect an angle right of $46^{\circ}27'05''$ and run Northeasterly along said right of way through a curve with a delta of $24^{\circ}26'50''$ a radius of 703.90 feet and a chord distance of 298.07 feet to an Iron pin set; Thence deflect an angle left of $5^{\circ}43'58''$ and run Northeasterly through a curve with a radius of 413.08 feet with a delta of $23^{\circ}38'20''$ for a chord distance of 169.22 feet to an Iron pin set; Thence turn an angle right of $64^{\circ}50'50''$ and leaving said right of way run Southeasterly for a distance of 33.94 feet to an Iron pin set; Thence turn an angle left of $49^{\circ}12'13''$ and run Northeasterly for a distance of 7.98 feet to an Iron pin set; Thence turn an angle right of $66^{\circ}28'38''$ and run Southeasterly for a distance of 157.70 feet to an Iron pin set; Thence turn an angle right of $00^{\circ}41'42''$ and run Southeasterly for a distance of 23.48 feet to an Iron pin set; Thence turn an angle right of $45^{\circ}15'34''$ and run Southwesterly for a distance of 89.75 feet to an Iron pin set; Thence turn an angle right of $20^{\circ}23'16''$ and run Southwesterly for a distance of 56.13 feet to an Iron pin set; Thence turn an angle right of $8^{\circ}08'10''$ and run Southwesterly for a distance of 70.79 feet to an Iron pin set; Thence turn an angle left of $46^{\circ}54'41''$ and run Southerly for a distance of 161.00 feet to an Iron pin set; Thence deflect an angle right of $6^{\circ}03'36''$ and run Southerly for a distance of 58.33 feet to an Iron pin set; Thence deflect an angle right of $2^{\circ}47'43''$ and run Southerly for a distance of 163.86 feet to an Iron pin set; Thence deflect an angle left of $5^{\circ}28'04''$ and run Southerly for a distance of 250.08 feet; Thence deflect an angle right of $5^{\circ}46'41''$ and run Southerly for a distance of 88.51 feet to the POINT OF BEGINNING, said parcel containing 12.25 acres more or less



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/15/2021 11:32:12 AM
\$346.00 BRITTANI
20210715000344120

20210715000344120 07/15/2021 11:32:12 AM DEEDS 4/4

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Lynn L. Cox
Mailing Address 1131 Camp Branch Circle
Alabaster, AL 35007

Grantee's Name Lyn L. Cox & Stacie L. Armstrong-
Mailing Address Mullins
1131 Camp Branch Circle
Alabaster, AL 35007

Property Address 1131 Camp Branch Circle
Alabaster, AL 35007

Date of Sale GIFT: 7/11/2021

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

ONE-HALF (1/2) Assessor's Market Value \$ 314,901.00

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 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 7/11/2021

Print Lynn L. Cox

☒ Unattested

Sign

Lynn L. Cox

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1