

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: S-21-27511

Send Tax Notice To: J & R Properties, LLC

AL  
PO BOX 555  
Montevallo AL 35115

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Fifty Five Thousand Dollars and No Cents (\$55,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Katie C. Cox**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **J & R Properties, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO


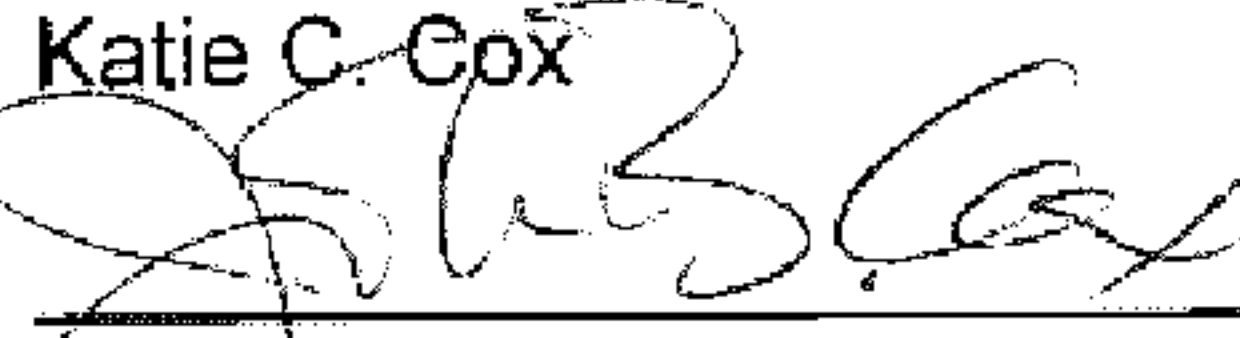
Property may be subject to 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$ 39,818.05 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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 4th day of August, 2021.


  
\_\_\_\_\_  
Katie C. Cox  
  
\_\_\_\_\_  
By John B Cox  
Attorney In Fact

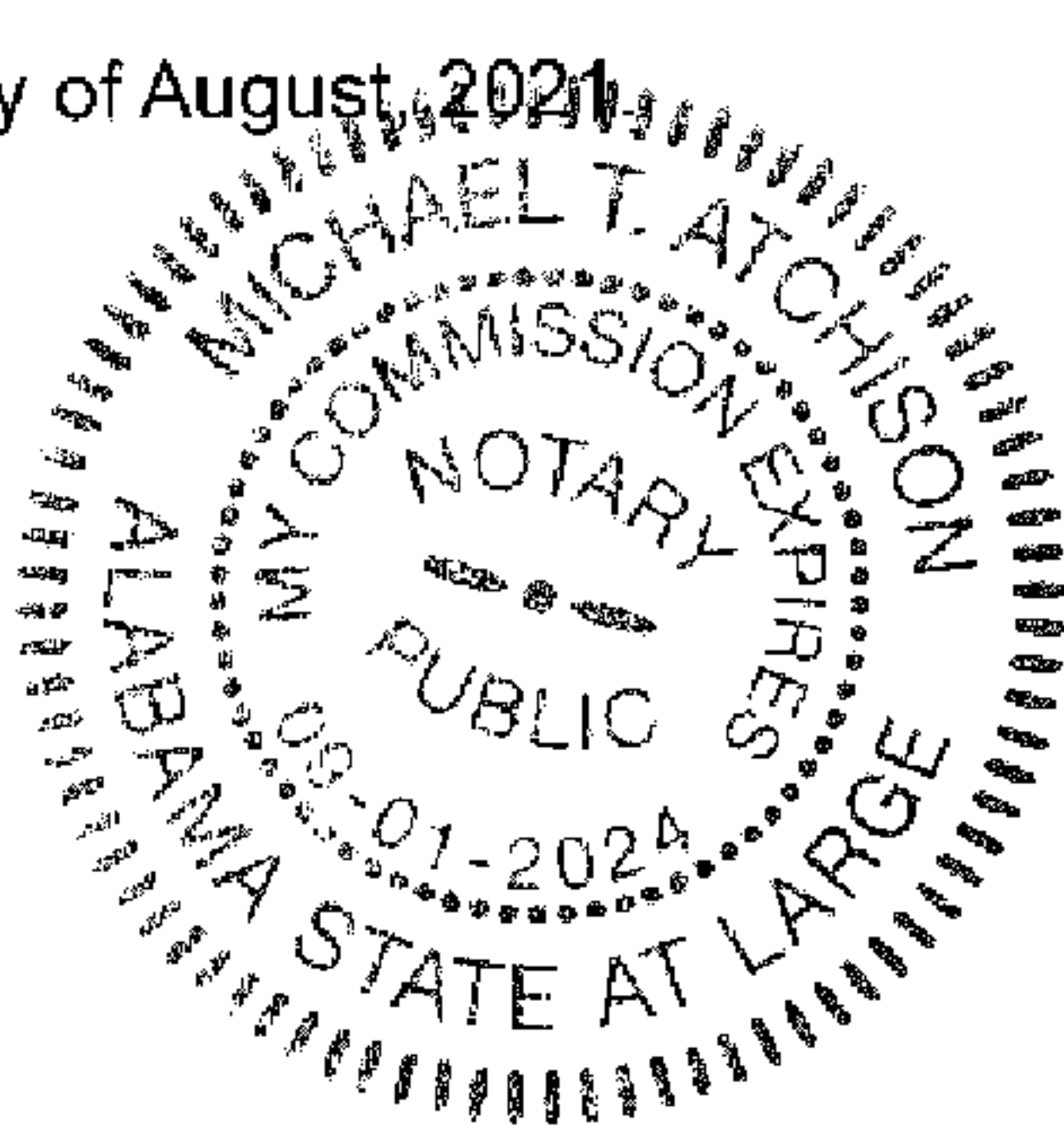
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that John B. Cox as Attorney In Fact for Katie C. Cox, 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 this the 4th day of August, 2021.

  
\_\_\_\_\_  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: September 01, 2024



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Lots 4 and 5 Block 45, according to J. H. Dunstan's Map of the town of Calera, Alabama, being more particularly described as follows: Begin at the southeast corner of Lot 4, Block 45, Dunstan's Survey of Calera on the West line of the Montgomery-Birmingham Highway: run thence in a northerly direction along the West line of said highway 56 feet; thence in a westerly direction perpendicular to said highway 150 feet; thence in a southerly direction parallel with said highway 56 feet; thence in an easterly direction 150 feet to the point of beginning.**

**ALSO, a tract of land described as: Beginning at the southeast corner of Lot 4, Block 45 Dunstan's Survey of Calera, Alabama, on the West line of the Montgomery-Birmingham Highway; run thence in a northerly direction along the West line of said highway 56 feet to the point of beginning, being the northeast corner of the above described parcel; thence continue in a northerly direction along the West line of the Montgomery-Birmingham Highway 16 feet to the South line of a tract of land known as J. A. Henson lot; thence in a westerly direction perpendicular to said highway 150 feet; thence in a southerly direction parallel with said highway 16 feet; thence in an easterly direction 150 feet to the point of beginning.**

**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>Katie C. Cox</u>	Grantee's Name	<u>J &amp; R Properties, LLC</u>
Mailing Address	<u>845 Davenport Ln.</u> <u>Calera, AL 35040</u>	Mailing Address	<u>PO BOX 555</u> <u>Montevallo AL 35115</u>
Property Address	<u>Hwy 31</u> <u>Calera, AL 35040</u>	Date of Sale	<u>August 04, 2021</u>
		Total Purchase Price	<u>\$55,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>xx</u>	Bill of Sale	<u></u>	Appraisal
<u></u>	Sales Contract	<u></u>	Other
<u></u>	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 of 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 July 29, 2021

Print Katie C. Cox

Unattested

Sign Katie C. Cox  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/06/2021 08:32:02 AM  
\$43.50 JOANN  
20210806000381220



Form RT-1

*Allen S. Bayl*