



20220325000121680 1/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
03/25/2022 09:57:56 AM FILED/CERT

Parcel I.D. #:

Send Tax Notice To: Micheal & Carol Scholl  
7060 Mill Road  
Rockford, IL 61108

---

## WARRANTY DEED

### Joint Tenancy With Right of Survivorship

STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY    )

Know all men by these presents, that in consideration of the sum of Thirty Thousand Dollars and 00/100 (\$ 30,000.00), the receipt of sufficiency of which are hereby acknowledged, that **John F. Cox, a divorced man**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Michael J. Scholl and Carol J. Scholl**, hereinafter known as the GRANTEE;

*A part of the NW 1/4-NW 1/4 and the NE 1/4-NW 1/4, Section 31, Township 21 South, Range 2 West, situated in Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama and run thence North 89 degrees 53' 47" West along the South line of said 1/4-1/4 a distance of 659.87 feet to the Point of Beginning of the property, Parcel No. 3, being described; Thence continue along last described course a distance of 840.41 feet to a point; Thence run North 1 degree 59' 52" West a distance of 794.10 feet to a point on the South right of way line of Shelby County Highway No. 12 in a curve to the left having a central angle of 8 degrees 13' 32" and a radius of 1,480.0 feet; Thence run Northeasterly along the arc of said right of way line curve an arc distance of 212.48 feet to the P.T. ; Thence run North 67 degrees 06' 41" East a distance of 249.62 feet to the P.C. of a highway curve to the right having a central angle of 8 degrees 25' 44" and a radius of 2,864.87 feet; Thence continue along the arc of said right of way line an arc distance of 421.46 feet to a point; Thence run South 1 degree 59' 52" East a distance of 1096.05 feet to the Point of Beginning.*

#### **LESS & EXCEPT:**

*Commence at the SE corner of the NE 1/4 of the NW 1/4 of Section 31, Township 21 South, Range 2 West, and run Westerly along the South line of said 1/4-1/4 a distance of 659.87 feet to the Point of Beginning; Thence continue along last described course a distance of 540.00 feet to a point; Thence turn 87 degrees 53' 55" right and run Northerly a distance of 340.0 feet to a point; Thence turn 92 degrees 06' 05" right and run Easterly a distance of 540.00*





20220325000121680 2/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
03/25/2022 09:57:56 AM FILED/CERT

*feet to a point; Thence turn 87 degrees 53' 55" right and run Southerly a distance of 340.00 feet to the Point of Beginning; being situated in Shelby County, Alabama.*

**LESS & EXCEPT:**

*A part of the Northeast 1/4 of the Northwest 1/4 of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:*

*Commence at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 31, Thence run North 89 degrees 53' 47" West along the South line of said 1/4-1/4 section for a distance of 659.83 feet; Thence run North 1 degree 59' 52" West for a distance of 340.00 feet to the Point of Beginning; Thence continue along last described course for a distance of 756.06 feet to the South right of way of Shelby County Highway 12; said point being in a curve to the left, said curve having a radius of 2864.87 feet, a chord bearing of South 72 degrees 01' 47" West a chord distance of 352.89 feet and a central angle of 7 degrees 03' 44"; Thence run along the arc of said curve an arc distance of 353.12 feet; Thence run South 1 degree 57' 35" East for a distance of 329.03 feet; Thence run South 88 degrees 02' 25" West for a distance of 200.27 feet; Thence run South 01 degree 57' 35" East for a distance of 309.87 feet; Thence run South 89 degrees 51' 21" East for a distance of 540.34 feet to the Point of Beginning.*

**LESS & EXCEPT:**

*Commence at the SE corner of the NE 1/4 of the NW 1/4 of Section 31, Township 21 South, Range 2 West and run Westerly along the South line of said 1/4-1/4 a distance of 1,199.87 feet to the Point of Beginning; Thence continue along last described course a distance of 300.41 feet to a point; Thence turn 87 degrees 55' 55" right and run Northerly a distance of 340.00 feet to a point; thence turn 92 degrees 04' 57" right and run Easterly a distance of 330.30 feet to a point; Thence turn 87 degrees 53' 55" right and run Southerly a distance of 340.00 feet to the Point of Beginning; being situated in Shelby County, Alabama.*

Subject to any and all easements, rights of way, covenants and restrictions of record.

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken from that certain title search report previously preformed by Lawrence, Arendall & Humphries under File # 9348R-21.

TO HAVE AND TO HOLD to the said GRANTEE as joint tenants, with right of survivorship, their heirs 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 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, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals, on this the 24 Day of March, 2022.

John F. Cox  
John F. Cox  
Grantor

STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY    )

I, the undersigned, a Notary Public in and for said State, do hereby certify that *John F. Cox, a divorced man*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 24 Day of March, 2022.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 2/28/2024

This Instrument Prepared By:

Clint C. Thomas, P.C.  
Attorney at Law  
P.O. Box 1422  
Calera, AL 35040



# Real Estate Sales Validation Form

20220325000121680 4/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
03/25/2022 09:57:56 AM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, Sec. 40-22-1 (h).

Grantor's Name John Cox Grantee's Name Michael B. Schall  
Mailing Address 3920 Smokey Road Mailing Address 7160 Mill Rd  
ALABASTER AL Rocky Road Tract  
35007 61008

Property Address 3920 Smokey Road Date of Sale 3/24/22  
ALABASTER Total Purchase Price \$ 30,000.00  
ALABAMA  
35007 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  
☐ Sales Contract  
☐ Closing Statement

☒ Appraisal  
☒ Other Mortgage Note

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 3/24/22

Print John Cox

Sign John Cox

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1