

Send Tax Notice to:
Lacey Cox and Luther Cox
35 Eddings Lane
Alabaster, AL 35007

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-23-7665**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED FORTY FIVE THOUSAND AND 00/100 (\$245,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Joshua Andrew McCain and Erin A. McCain, husband and wife (herein referred to as "Grantor," whether one or more)**, whose mailing address is

1077 Hidden Forest Drive, Montevallo, AL 35115

by **Lacey Cox and Luther Cox (herein referred to as "Grantee," whether one or more)**, whose mailing address is

35 Eddings Lane, Alabaster, AL 35007

the receipt and sufficiency of which are hereby acknowledged, Grantor(s) does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **35 Eddings Lane, Alabaster, AL 35007**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$240,562.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 12th day of April, 2023

[Signature]
Joshua Andrew McCain

[Signature]
Erin A. McCain by Joshua Andrew McCain, her Agent

State of Alabama
County of Shelby

I, Cassy L. Dailey, a Notary Public, hereby certify that **Joshua Andrew McCain**, whose name(s) is signed as **Agent** for **Erin A. McCain** 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, he, in his capacity as such Agent, executed the same voluntarily for and as the act of said Principal on the day the same bears date.

Given under my hand this 12th day of April, A. D. 2023

[Signature]
Notary Public
Cassy L. Dailey
Printed Name
My Commission Expires:



State of Alabama
County of Shelby

I, Cassy L. Dailey, a Notary Public, hereby certify that **Joshua Andrew McCain**, 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/he executed the same voluntarily on the day the same bears date.

Given under my hand this 12th day of April, A. D. 2023

[Signature]
Notary Public
Cassy L. Dailey
Printed Name
My Commission Expires: 09/02/26



EXHIBIT A

Property 1:
Lot 35, according to the survey of Monte Tierra, 1st Addition, as recorded in Map Book 6, Page 93, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/13/2023 11:13:05 AM
\$32.50 JOANN
20230413000104130

Allen S. Bayl