

~~After Recording Return~~

Mail Tax Statements To:
Larry Cox And Tammy Worley Cox
9465 Highway 31 # Us,
Calera, AL 35040

-----Above This Line Reserved For Official Use Only-----

Property Tax ID#: 35 1 02 0 001 002.000
File #: AFT-AFT-R23AL124292

* EXEMPT -
- ADDING SPOUSE

KNOW ALL MEN BY THESE PRESENTS, We, Larry Cox, married, who acquired title as unmarried, herein joined by their spouse, Tammy Worley Cox, whose address is 9465 Highway 31 # Us, Calera, AL 35040, (hereinafter called Grantors), for and in consideration of the sum of zero and 00/100 DOLLARS (\$0.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, and conveys to Larry Cox And Tammy Worley Cox, husband and wife, as joint tenants with the right of survivorship, whose address is 9465 Highway 31 # Us, Calera, AL 35040, (hereinafter called Grantee) all our right, title, interest, and claim in or to the following described real estate, situated in County of Shelby, Alabama, to-wit:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Parcel ID: 35 1 02 0 001 002.000
Property Address: 9465 Highway 31 # Us, Calera, AL 35040

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under our hands this 12 day of December, 2023

WITNESSES:

John Caldwell
Witness

John Caldwell
Print Name

Larry Cox
Larry Cox

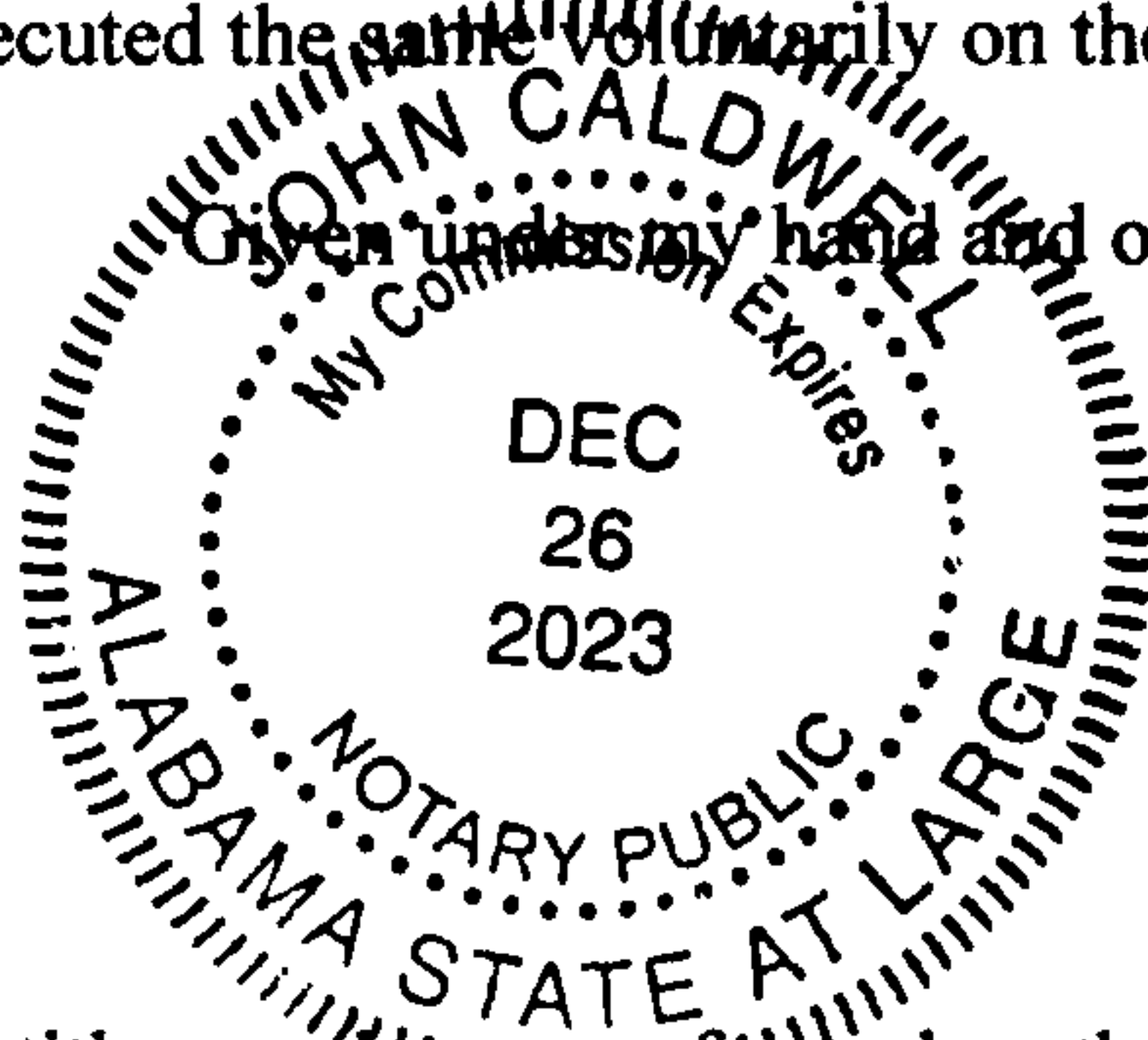
Tammy Worley Cox
Tammy Worley Cox

Witness

Witness

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry Cox and Tammy Worley Cox 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 they executed the same voluntarily on the day and the same bears dated.



Given under my hand and official seal this the 12 day of December, 2023

John Caldwell
NOTARY PUBLIC
Print Name John Caldwell
My Commission Expires John Caldwell

My Commission Expires

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

This Document Prepared By:

Ofori Law Firm LLC
Joey N. Ofori, Esq
11215-B Lockwood Drive
Silver Spring, MD 20901

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 13 EAST, IN SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 13 EAST AND RUN IN A NORTHERLY DIRECTION 85 DEGREES 25 MINUTES OFF THE SOUTH LINE OF SAID 1/4-1/4 SECTION 672.33 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE FOR 647.67 FEET; THENCE TURN 85 DEGREES 25 MINUTES LEFT AND WESTERLY 410.63 FEET; THENCE TURN 89 DEGREES 47 MINUTES LEFT AND SOUTHERLY 536.95 FEET; THENCE TURN 98 DEGREES 12 MINUTES 36 SECONDS RIGHT AND WESTERLY 298.68 FEET TO THE EAST RIGHT OF WAY OF L & N RAILROAD; THENCE TURN 98 DEGREES 04 MINUTES 36 SECONDS LEFT AND SOUTHERLY AND ALONG THE EAST RIGHT OF WAY LINE OF L & N RAILROAD; THENCE TURN 98 DEGREES 04 MINUTES 36 SECONDS LEFT AND SOUTHERLY AND ALONG THE EAST RIGHT OF WAY LINE OF L & N RAILROAD 40.63 FEET; THENCE 81 DEGREES 59 MINUTES LEFT AND EASTERLY 768.30 FEET TO THE POINT OF BEGINNING.

Parcel ID:35 1 02 0 001 002.000

Commonly known as 9465 Highway 31, Calera, AL 35040
However, by showing this address no additional coverage is provided

Source of Title Deed Instrument: 20070906000418540.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name LARRY COX and
 Mailing Address TAMMY WORLEY COX
9465 Highway 31 # Us
Calera, AL 35040

Grantee's Name LARRY COX and
 Mailing Address TAMMY WORLEY COX
9465 Highway 31 # Us
Calera, AL 35040

Property Address 9465 Highway 31 # Us
Calera, AL 35040

Date of Sale 12/12/23
 Total Purchase Price \$ 200,931.460.00

or
 Actual Value \$ 0

or
 Assessor's Market Value \$ 186,920.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/19/2023 08:06:17 AM
 \$124.50 BRITTANI
 20231219000363530

Allen S. Boyd

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 Quit Claim Deed

☐ 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 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 12/12/23

Print LARRY COX

Sign *Larry Cox*
 (Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1