

This Instrument Prepared by:
Kim McConnell
K McConnell Law, LLC
3187 Lee Street
Pelham, AL 35124

Send Tax Notice To:

Trevor and Sarah Cobb
486 Whisenhunt Road
Chelsea, Al 35043

WARRANTY DEED (Joint with Right of Survivorship)

State of Alabama
Shelby County

Know all Men by These Presents, 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, Karen Elizabeth Searcey, a single person (herein referred to as grantor), does grant, bargain, sell and convey unto Trevor Cobb and Sarah Cobb (herein referred to as grantees) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit A

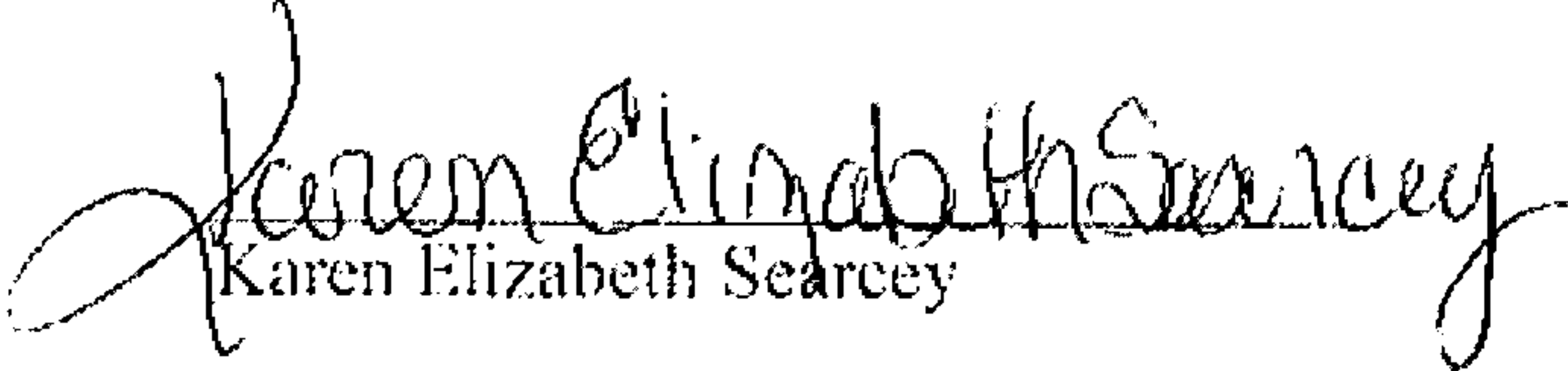
\$675,000.00 of the consideration is being paid from a purchase money mortgage recorded simultaneously herewith

TO HAVE AND TO HOLD to the said GRANTEES 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.

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 persons.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this
26th day of December, 2023.

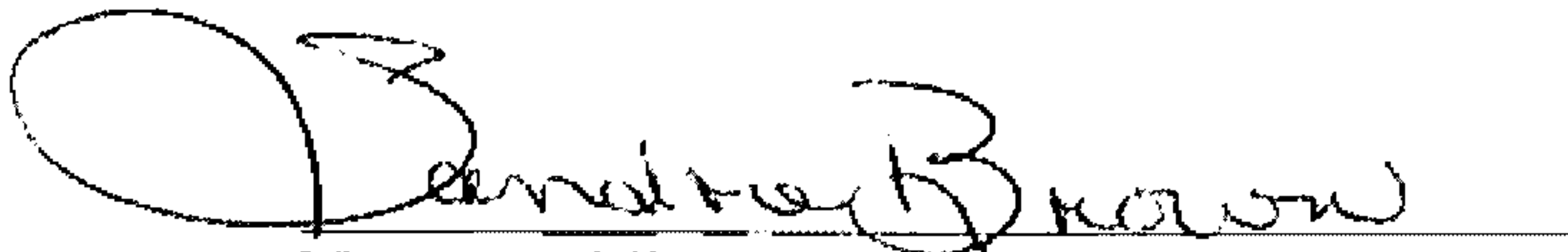

Karen Elizabeth Searcey

General Acknowledgment

STATE OF ALABAMA)
COUNTY OF)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Karen Elizabeth Searcey 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 (s)he/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of December 2023.



Notary Public

My commission expires: My Commission Expires
October 27, 2027

(SEAL)

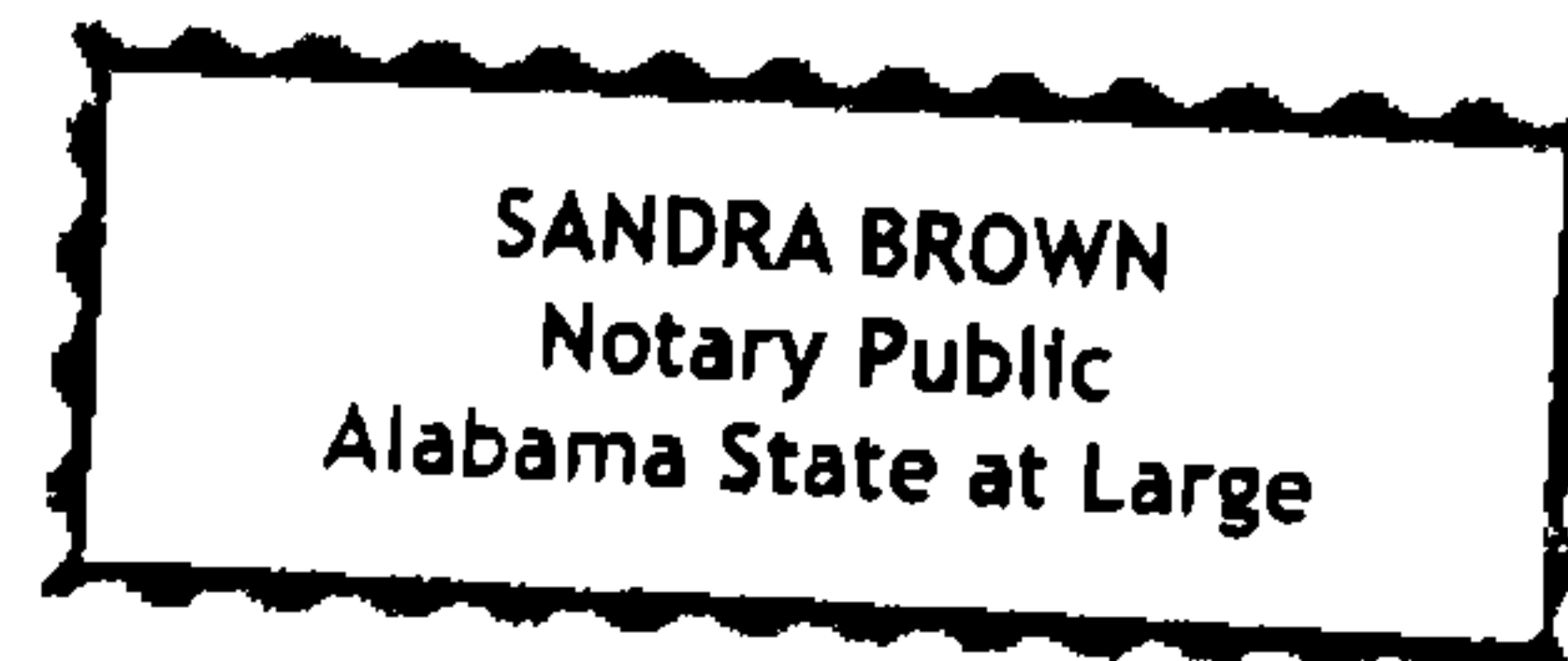


Exhibit A

A parcel of land in the E 1/2 of the NW 1/4 of Section 2, Township 20 South, Range 1 West, Shelby County, Alabama being more particularly described as follows:

Begin at the southeast corner of the NE 1/4 of the NW 1/4 of said Section 2; thence run north along the east $\frac{1}{4}$ - $\frac{1}{4}$ line 400.00 feet; thence turn left 91 degrees 33 minutes 00 seconds and run west 250.00 feet; thence turn right 80 degrees 44 minutes 31 seconds and run northwest 184.29 feet; thence turn right 15 degrees 02 minutes 52 seconds and run north 152.80 feet; thence turn right 57 degrees 06 minutes 00 seconds and run northeast 87.22 feet; thence turn left 34 degrees 49 minutes 00 seconds and run northeast 107.85 feet to a point in the center of Shelby County Highway 337; thence turn left 79 degrees 13 minutes 12 seconds and run northwest 156.68 feet along the center of said highway to the point of a counter-clockwise curve having a delta angle of 22 degrees 31 minutes 59 seconds and a radius of 401.58 feet; thence run along the arc of said curve along the center of Highway 337 a distance of 157.93 feet to the point of tangent; thence continue northwest, tangent to and along the center of said highway 178.76 feet; thence turn left 104 degrees 23 minutes 59 seconds and run south 656.23 feet to the center of Yellow Leaf Creek; thence turn left 38 degrees 04 minutes 50 seconds and run southeast 220.13 feet along the center of said creek; thence turn right 03 degrees 13 minutes 59 seconds and run southeast 66.70 feet along the center of said creek; thence turn right 35 degrees 30 minutes 35 seconds and run south 171.94 feet along the center of said creek; thence turn right 51 degrees 24 minutes 41 seconds and run southwest 94.28 feet along the center of said creek; thence turn left 71 degrees 16 minutes 00 seconds and run southeast 34.20 feet along the center of said creek; thence turn left 39 degrees 22 minutes 50 seconds and run southeast 298.19 feet along the center of said creek; thence turn right 34 degrees 49 minutes 43 seconds and run southeast 55.36 feet along the center of said creek; thence turn left 68 degrees 10 minutes 17 seconds and run east 210.27 feet to a point on the east line of the SE 1/4 of the NW 1/4 of said Section 2; thence turn left 88 degrees 27 minutes 00 seconds and run north along the east $\frac{1}{4}$ - $\frac{1}{4}$ line 275.00 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>Karen Elizabeth Searcey</u>	Grantee's Name	<u>Trevor Cobb and Sarah Cobb</u>
Mailing Address	<u>19228 County Road 13</u> <u>Fairhope, AL 36532</u>	Mailing Address	<u>486 Whisenhunt Road</u> <u>Chelsea, AL 35043</u>
Property Address	<u>486 Whisenhunt Road</u> <u>Chelsea, AL 35043</u>	Date of Sale	<u>January 4, 2024</u>
		Total Purchase Price	<u>\$925,000.00</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)

<input checked="" type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input type="checkbox"/> 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.

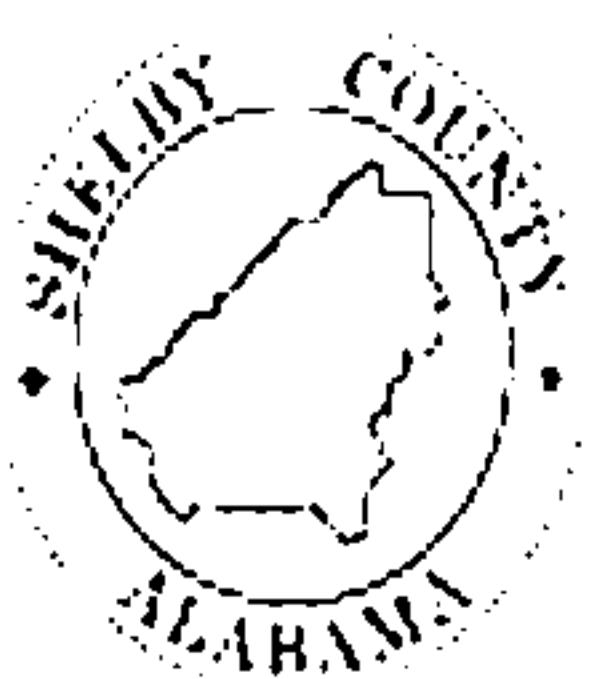
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 1/4/2024 Print Kim McConne

Unattested _____ Sign 
(verified by) (Grantor/Grantee/ Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/05/2024 09:38:28 AM
\$281.00 JOANN
20240105000004330

Form RT-1

Alvin S. Bayl