THIS INSTRUMENT PREPARED BY: W. L. Longshore, III 2009 Second Avenue North Birmingham, Alabama 35203 (205) 252-7661

SEND TAX NOTICE TO: Cleveland Noel 251 Courtside Drive Birmingham, AL 35242

> 20200221000070350 02/21/2020 01:21:59 PM DEEDS 1/4

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of Ten 00/100 ----- DOLLARS (\$10.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, We, Roger Cleveland Noel, a married man; Annie Denise Born (a/k/a Ann Denise Born), a married woman; Stephen Dayton Noel, a married man; and Carol Noel McIntire, a married woman (herein referred to as grantors), do grant, bargain, sell and convey unto Cleveland Noel (herein referred to as grantee), the following described property in Shelby County, Alabama to-wit:

Unit 49, in the Courtside at Brook Highland, a Condominium, as established by that certain Declaration of Condominium of Courtside at Brook Highland, a Condominium, which is recorded as Instrument #20020521000241450, in the Probate Office of Shelby County, Alabama, as Amended by the Amendment thereto recorded as Instrument #20020521000241450 in said Probate Office and as further Amended by the corrective Amendment recorded as Instrument #20020521000241470, in said Probate Office and as reflected in the Plan of Courtside at Brook Highland prepared by K. B. Weygand & Associates, P. C. which is attached as Exhibit C to the said Declaration of Condominium recorded as Instrument #20020521000241450 and which is also and separately recorded in Map Book 28, Page 103, in said Probate Office; being situated in Shelby County, Alabama

Subject to:

- 1. Easements and restrictions of record.
- 2. 2019 and subsequent property taxes.

That certain grantee, Ann McKillop Noel, in Instrument 20170607000200670, died on or about January 31, 2019.

The above described property does not constitute the homestead of the grantors nor their spouses.

TO HAVE AND TO HOLD Unto the said GRANTEE.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his 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 GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I or we have hereunto set my or our hand(s) and seal(s), this ____day of September, 2019.

Roger Cleveland Noel

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	Annie Denise Born Annie Denise Born Stephen Dayton Noel Carol Noel McIntire (Seal)
STATE OF ALABAMA) JEFFERSON COUNTY)	GENERAL ACKNOWLEDGMENT
certify that Carol Noel McIntire, whose n who is known to me, acknowledged befor	seal this day of September, 2019. Notary Public, W. L. Longshore, III My Commission Expires: 5-13-2020
STATE OF SOUTH CAROLINA) Greenville County)	GENERAL ACKNOWLEDGMENT
certify that Roger Cleveland Noel, whose who is known to me, acknowledged befor	c in and for said County, in said State, hereby name is signed to the foregoing conveyance, and e me on this day, that, being informed of the he same voluntarily on the day the same bears
Given under my hand and official	seal this day of Septembers 2019. FAYE NOTARY NOTARY Notary Public: My Commission Expires: March 17 A CAROLINGTON
STATE OF SOUTH CAROLINA) Company (County)	GENERAL ACKNOWLEDGMENT
certify that Stephen Dayton Noel, whose is who is known to me, acknowledged before	c in and for said County, in said State, hereby name is signed to the foregoing conveyance, and e me on this day, that, being informed of the he same voluntarily on the day the same bears

day of September, 2019.

Notary Public:

My Commission Expires: March 1202 FBLIC

Given under my hand and official seal this

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STATE OF TEXAS TOYOUT COUNTY)	GENERAL ACKNOWLEDGMENT
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Annie Denise Born a/k/a Ann Denise Born, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 134

day of September, 2019.

LILEANN WARD My Notary ID # 131995545 Expires April 24, 2023

Notary Public:
My Commission Expires: 4/24/2023

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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantee's Name: Cleveland Noel Grantor's Name: Roger Cleveland Noel, Annie Denise Born a/k/a Ann Denise Born. Stephen Dayton Noel and Carol Noel McIntire Mailing address: 251 Courtside Drive Mailing Address: 251 Courtside Drive Birmingham, AL 35242 Birmingham, AL 35242 Date of Sale \$ Property Address: 251 Courtside Drive Total Purchase \$ Birmingham, AL 35242 Actual Value or Assessor's Market Value \$258,500.00 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 (tax assessment value) Other 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). 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 2-21-2020 W. L. Longshore, III Print Sign Unattested Verified by (Grantor/Grantée/Owner/Agent) circle one Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk

Shelby County, AL

\$292.50 CHERRY

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