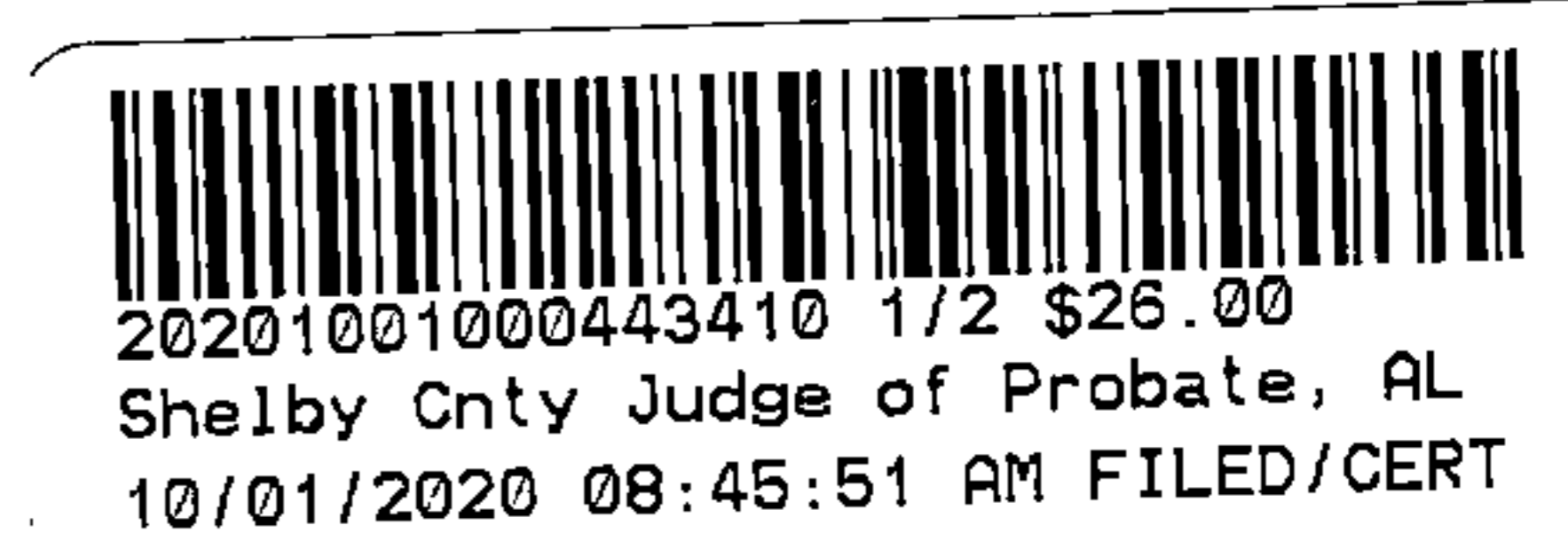


THIS INSTRUMENT PREPARED BY:
KATHERINE H. WATKINS
BOARDMAN, CARR, HUTCHESON & BENNETT, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

The preparer of this deed makes no certification as to title and has not examined the title to the property.

Send Tax Notice to Grantee.
GRANTEE'S ADDRESS:
Jon Coy
140 Crestmont Lane
Pelham, Alabama 35124



STATE OF ALABAMA)

GENERAL WARRANTY DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Jon Coy, as Personal Representative of The Estate of Ruth Mason Courten, Shelby County, Alabama Probate Case No. PR-2019-000642**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby grant, bargain, sell and convey unto the GRANTEE, **Jon Coy**, (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 55-A, according to the Survey of Southlake Townhomes, First Addition, as recorded in Map Book 13, page 32, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

Property Address: 4658 Lake Valley Road, Birmingham, Alabama 35244.

Note: The preparer of this deed has not researched the title to subject property.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR, **The Estate of Ruth Mason Courten**, by and through its Personal Representative, Jon Coy, has hereunto set its hand and seal this the 4th day of September, 2020.

The Estate of Ruth Mason Courten

By: *Jon Coy*
Jon Coy, Personal Representative

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jon Coy, whose name as Personal Representative of The Estate of Ruth Mason Courten, Shelby County Probate Case PR-2019-000642, is signed to the foregoing Instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he, as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4th day of September 2020.



Lee Ann Starnes
NOTARY PUBLIC
My Commission Expires: 8/11/24

Real Estate Sales Validation Form

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

Grantor's Name Jon Coy
Mailing Address 140 Crestmont Lane
Pelham, AL 35124

Grantee's Name Jon Coy
Mailing Address 140 Crestmont Lane
Pelham, AL 35124

Property Address 4658 Lake Valley Road
Birmingham, AL
35244

Date of Sale 9/4/2020
Total Purchase Price \$
or
Actual Value \$ 150,000
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

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 9/4/2020

Print Dawn Rasco

Unattested

Sign Dawn Rasco

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20201001000443410 2/2 \$26.00
Shelby Cnty Judge of Probate, AL
10/01/2020 08:45:51 AM FILED/CERT