

SEND TAX NOTICE TO:
The Cook Family Trust
211 Beaver Creek Parkway
Pelham, AL 35124

GENERAL WARRANTY DEED **20201105000504950**
11/05/2020 02:54:47 PM
DEEDS 1/3

SHELBY COUNTY)

Lot 6, according to the survey of Beaver Creek Preserve, First Sector, as recorded in Map Book 24, Page 63, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 4th day of November, 20 20.

Estate of Ida P. Pulliam, Shelby County Probate Case No. PR-2020-000721

BY: Maxwell Homer Pulliam, Jr.
Maxwell Homer Pulliam, Jr.
Personal Representative

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Maxwell Homer Pulliam, Jr. whose name as Personal Representative for The Estate of Ida P. Pulliam, Shelby County Probate Case No. PR-2020-000721 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 he executed the same voluntarily and in his capacity as Personal Representative on the day the same bears date.

Given under my hand and official seal on 4th day of November, 20 20

Courtney Snow Carter
Notary Public

My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name Estate of Ida P. Pulliam, Shelby
County Probate Case No.
PR-2020-000721

Grantee's Name The Cook Family Trust

Mailing Address 211 Beaver Creek Parkway
Pelham, AL 35124

Mailing Address 211 Beaver Creek Parkway
Pelham, AL 35124

Property Address 211 Beaver Creek Parkway
Pelham, AL 35124

Date of Sale November 4, 2020
Total Purchase Price \$230,000.00

or
Actual Value \$

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

☐ Appraisal

☐ Sales Contract

☐ 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 - Estate of Ida P. Pulliam, Shelby County Probate Case No. PR-2020-000721, 211 Beaver Creek Parkway, Pelham, AL 35124.

Grantee's name and mailing address - The Cook Family Trust, 211 Beaver Creek Parkway, Pelham, AL 35124.

Property address - 211 Beaver Creek Parkway, Pelham, AL 35124

Date of Sale - November 4, 2020.

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: November 4, 2020

Sign

Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/05/2020 02:54:47 PM
\$258.00 CHERRY
20201105000504950

Allen S. Boyd