

SEND TAX NOTICE TO:
Deidra C. Brown
41 Country Hills Ln.
Sterrett, AL 35147

20201208000561090
12/08/2020 12:36:58 PM
DEEDS 1/5

STATE OF ALABAMA)
SHELBY COUNTY)

Lot 1, according to the map and survey of Country Hills Family Subdivision, as recorded in Map Book 16, Page 19, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to a third party mortgage in the amount of \$180,000.00 executed and recorded simultaneously herewith.

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 3rd day of December, 2020.

The Jo Anne Cox Testamentary Trust

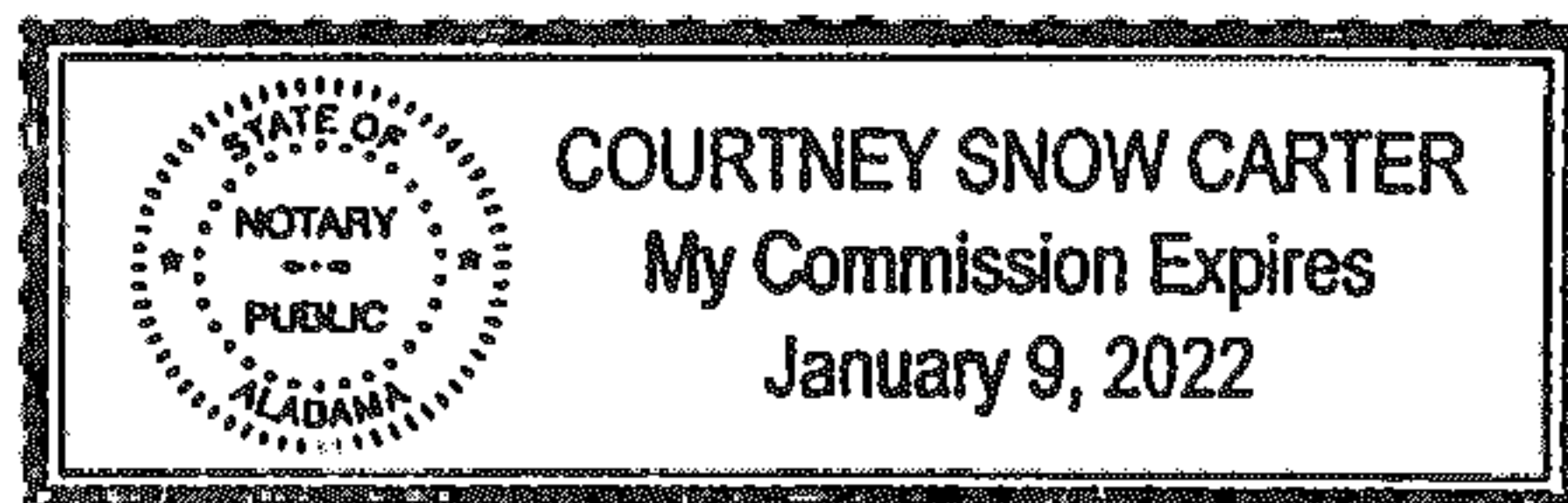
BY: Debra Marie McCurdy
Debra Marie McCurdy
Trustee

STATE OF ALABAMA
COUNTY OF STEARNS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Debra Marie McCurdy whose name as Trustee of The Jo Anne Cox Testamentary Trust 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 and in her capacity as Trustee on the day the same bears date.

Given under my hand and official seal on 3rd day of December, 2020.

Courtney Snow Carter
Notary Public
My commission expires:



IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 2nd day of December, 2020.

The Jo Anne Cox Testamentary Trust

BY: Jennie Jo Parrish
Jennie Jo Parrish
Trustee

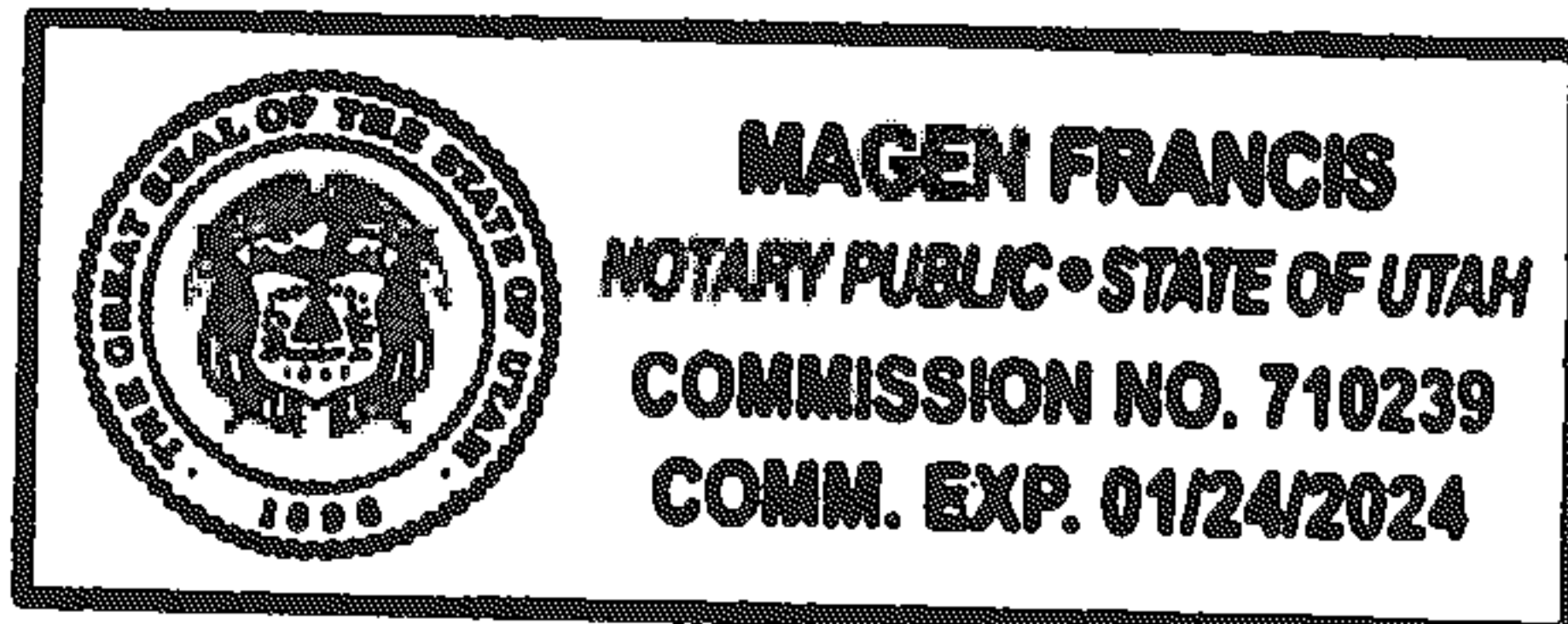
STATE OF Utah
COUNTY OF Cache

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jennie Jo Parrish whose name as Trustee of The Jo Anne Cox Testamentary Trust 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 and in her capacity as Trustee on the day the same bears date.

Given under my hand and official seal on 2 day of December, 2020.

Magen Francis
Notary Public

My commission expires:



IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 3rd day of December, 2020.

The Jo Anne Cox Testamentary Trust

BY: Shirley Anne Wise
Shirley Anne Wise
Trustee

STATE OF ALABAMA
COUNTY OF STEELE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shirley Anne Wise whose name as Trustee of The Jo Anne Cox Testamentary Trust 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 and in her capacity as Trustee on the day the same bears date.

Given under my hand and official seal on 3rd day of December, 2020

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 Debra Marie McCurdy, Jennie Jo Parrish and Shirley Anne Wise as Trustees of The Jo Anne Cox Testamentary Trust

Grantee's Name Deidra C. Brown

Mailing Address 41 Country Hills Ln.
Sterrett, AL 35147

Mailing Address 41 Country Hills Ln.
Sterrett, AL 35147

Property Address 41 Country Hills Ln.
Sterrett, AL 35147

Date of Sale December 4, 2020

Total Purchase Price \$225,000.00

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 - Debra Marie McCurdy, Jennie Jo Parrish and Shirley Anne Wise as Trustees of The Jo Anne Cox Testamentary Trust, 41 Country Hills Ln., Sterrett, AL 35147.

Grantee's name and mailing address - Deidra C. Brown, 41 Country Hills Ln., Sterrett, AL 35147.

Property address - 41 Country Hills Ln., Sterrett, AL 35147

Date of Sale - December 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: December 4, 2020

Sign Deidra C. Brown
Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/08/2020 12:36:58 PM
\$79.00 CHARITY
20201208000561090

Allen S. Boyd