This instrument prepared by: Michael Galloway 300 Office Park Drive, Suite 310 Birmingham, AL 35223

SHELBY COUNTY

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)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Twenty-Five Thousand And No/100 Dollars (\$225,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Debra Marie McCurdy, Jennie Jo Parrish and Shirley Anne Wise as Trustees of The Jo Anne Cox Testamentary Trust, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Deidra C. Brown (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama:

GENERAL WARRANTY DEED

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 current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

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.

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IN WITNESS WHEREO \ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	F, the undersigned house of the contract of th	ave hereunto set	our hands and	d seals on this	3 Pack day of
The Jo Anne Cox Testan By: Volume Cox Testan	_	udd d			
STATE OF ALPOPY COUNTY OF STATE OF ALPOPY I, the undersigned, a Nota	ary Public in and for sa	-	_	•	•
whose name as Trustee of is known to me, acknowled she executed the same volume. Given under my hangland	edged before me on the clarify and in her ca	is day, that, being	informed of the on the day the s	contents of the same bears date	conveyance
Notary Public My commission expires:					
	NATE OF	COURTNEY SNOW CAR My Commission Expire January 9, 2022	TER		

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IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on thisday of
The Jo Anne Cox Testamentary Trust
BY: Yennie Yourish Jennie Jo Parrish Trustee
STATE OF WAN COUNTY OF COCKE
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 day of
MAGEN FRANCIS MOTARY PUBLIC • STATE OF UTAH COMMISSION NO. 710239 COMM. EVE. 04/24/2004

COMM. EXP. 01/24/2024

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IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 3nd day of The Jo Anne Cox Testamentary Trust

BY: Multing How Mise.
Shirley Anne Wise.

Trustee

STATE OF ALTWAYS COUNTY OF SHOWS

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 vecon held, 20 20

Notary Public

My commission expires:

COURTNEY SNOW CARTER

MOTARY

My Commission Expires

January 9, 2022

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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

Grantor's Name Debra Marie McCurdy, Jennie Jo Grantee's Name Deidra C. Brown Parrish and Shirley Anne Wise as Trustees of The Jo Anne Cox Testamentary Trust Mailing Address 41 Country Hills Ln. 41 Country Hills Ln. Mailing Address Sterrett, AL 35147 Sterrett, AL 35147 Property Address 41 Country Hills Ln. Date of Sale December 4, 2020 Sterrett, AL 35147 \$225,000.00 Total Purchase Price 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: X 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 with be used and the taxpayer will be penalized pursuant to <u>Code of Alabama 1975</u> & 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

Agen

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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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