

This instrument prepared by:  
J. Randall Hooper  
Hooper, Zinn & McNamee, PLLC  
PO Box 546  
Brentwood, TN 37024

Record and return to:  
Same as preparer

  
20210401000162760 1/4 \$291.00  
Shelby Cnty Judge of Probate, AL  
04/01/2021 02:03:45 PM FILED/CERT

| Address of New Owner:                                                                                                 | Send Tax Bills to: | Map/Parcel:          |
|-----------------------------------------------------------------------------------------------------------------------|--------------------|----------------------|
| Cobb Family Trust<br>John W. Cobb, Trustee<br>Nona C. Cobb, Trustee<br>8366 Carriage Hills Dr.<br>Brentwood, TN 37027 | Same as New Owner  | 09 4 20 4 002 023.00 |

## WARRANTY DEED

For good and valuable consideration, receipt of which is hereby acknowledged, **John W. Cobb and N. Carolyn Cobb**, joint tenants with right of survivorship, hereinafter called Grantors, have bargained and sold, and do hereby transfer and convey unto **John W. Cobb and Nona C. Cobb, Trustees of the Cobb Family Trust** dated March 19, 2021, hereinafter called Grantees, their successors and assigns, a certain tract or parcel of real property in Shelby County, Alabama, described as follows:

Lot 23, according to the Survey of Narrows Point, as recorded in Map Book 26, page 81 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with a non-exclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants Conditions and Restrictions recorded in Instrument #2000-9755 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration")

Being the same property conveyed to John W. Cobb and N. Carolyn Cobb by deed from Julian L. Davis and Deborah W. Davis, Husband and Wife, of record in Instrument Number: 20200924000431400, Judge of Probate, Shelby County Alabama.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to ad valorem taxes for the current year and subsequent years



and all building and setback lines, easements, restrictions, covenants, conditions, liens, encumbrances and other matters of record.

This is improved property known as 712 Narrows Point Circle, Birmingham, Alabama.

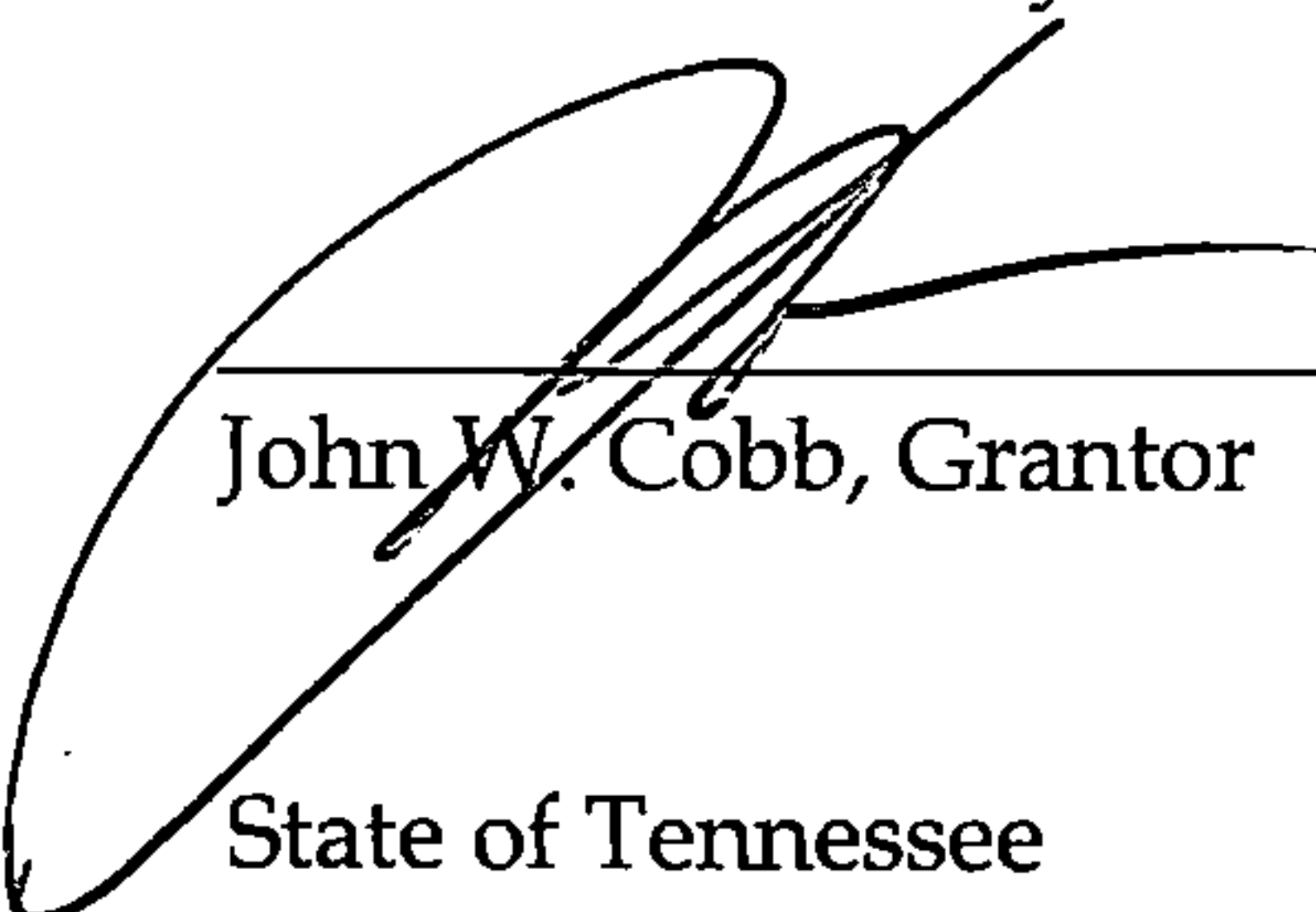
To have and to hold the herein described real property, together with all estate, title, interest, appurtenances and hereditaments thereto belonging, to Grantees, their successors and assigns in fee simple forever. Grantees, as Trustees, shall have the power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the real property described above.

A Declaration of the Cobb Family Trust agreement under which the Grantees are acting is recorded with this deed in the Office of the Judge of Probate for Shelby County, Alabama. The names and addresses of the beneficiaries for whom the Grantees hold title are John W. Cobb and Nona C. Cobb, 8366 Carriage Hills Drive, Brentwood, TN 37027.

Grantors covenant with Grantees that Grantors are lawfully seized and possessed of the herein described real property; that Grantors have full power and lawful authority to sell and convey the herein described real property; that the title thereto is free, clear and unencumbered except as described herein; and, that Grantors do now and will forever warrant and defend the title to the herein described real property to Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document.

Witness my hand on March 19, 2021.

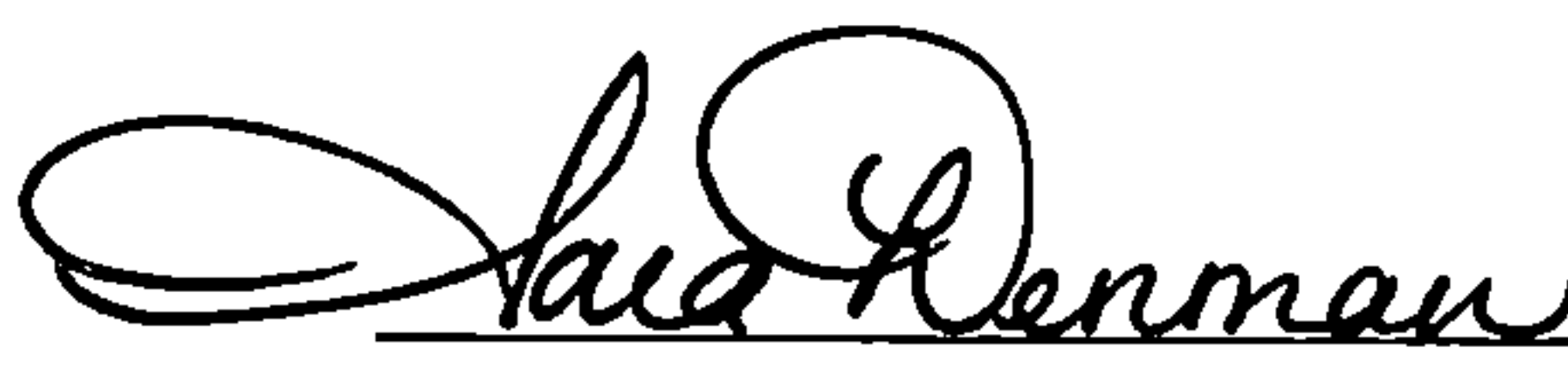
  
John W. Cobb, Grantor

State of Tennessee  
County of Williamson

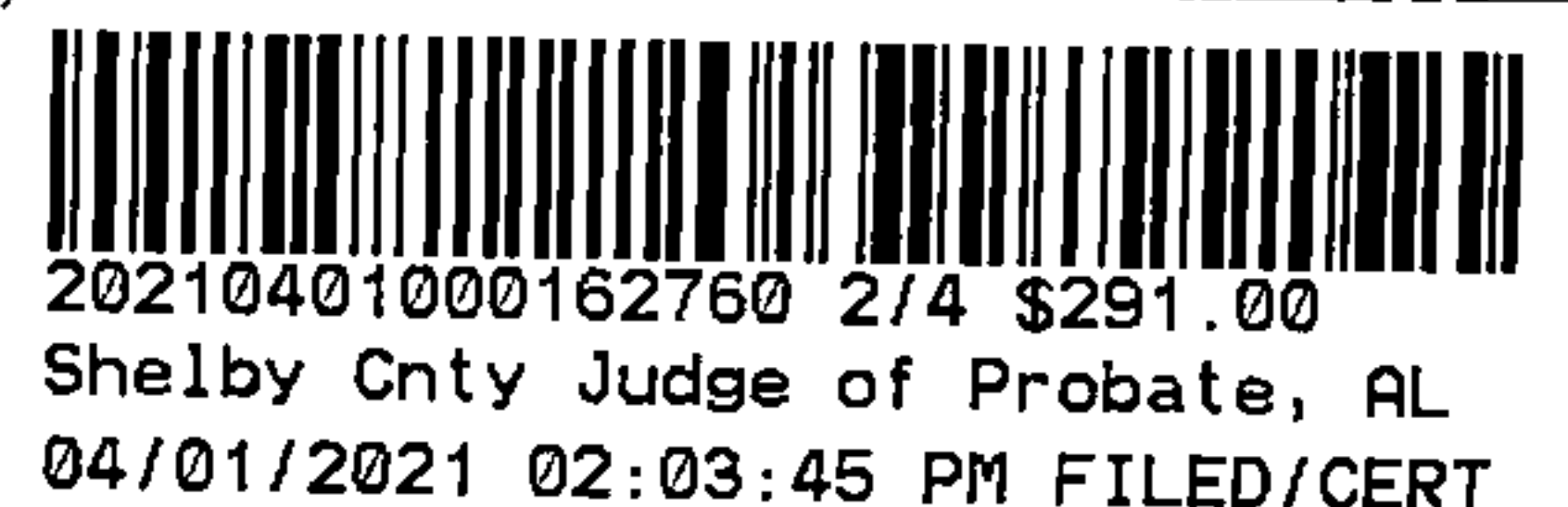
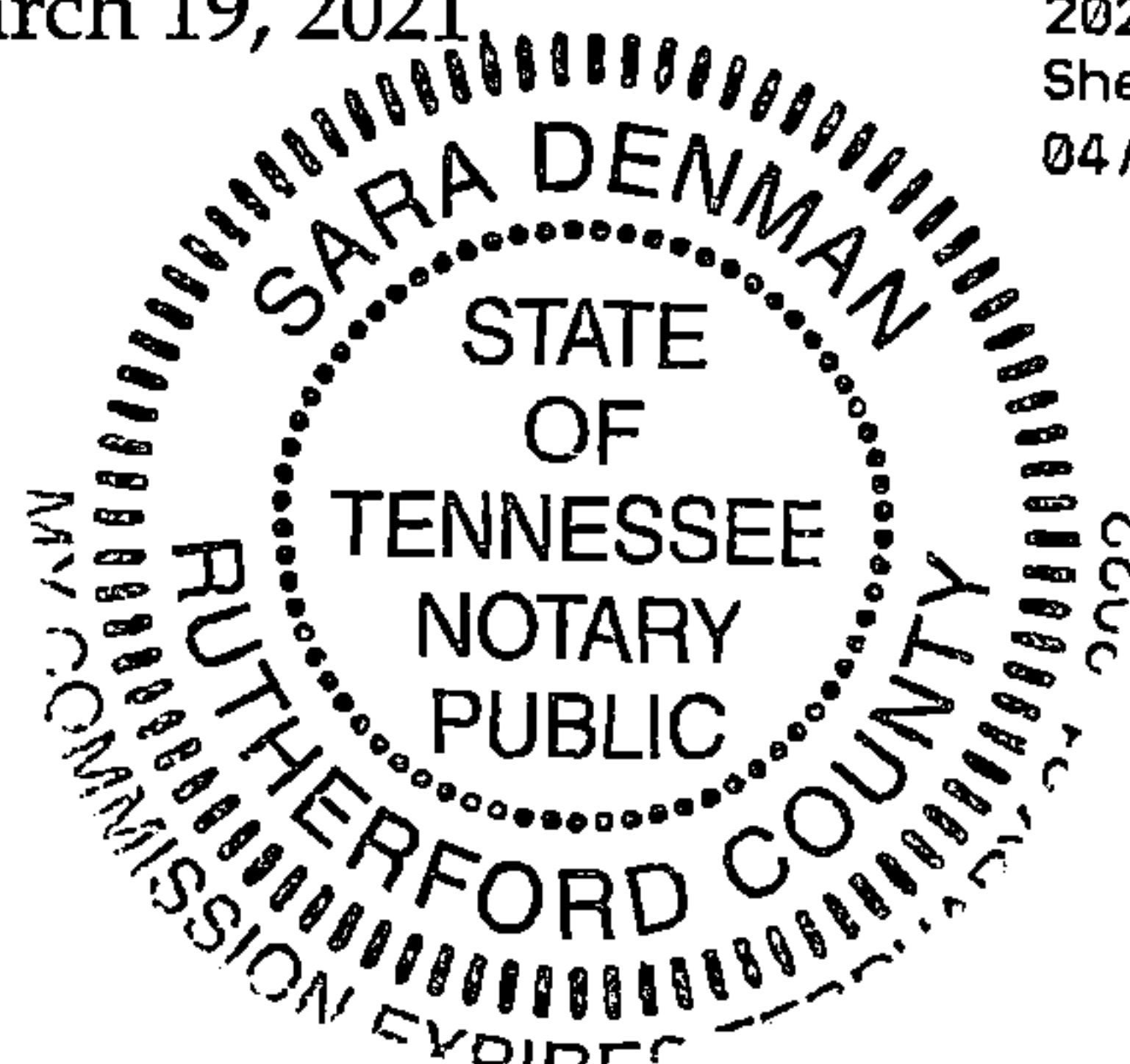
  
N. Carolyn Cobb, Grantor

Before me, the undersigned Notary Public, personally appeared the within named Grantors, John W. Cobb and N. Carolyn Cobb, with whom I am personally acquainted and who upon oath acknowledged they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal on March 19, 2021

  
Notary Public

My Commission Expires: 2/21/22

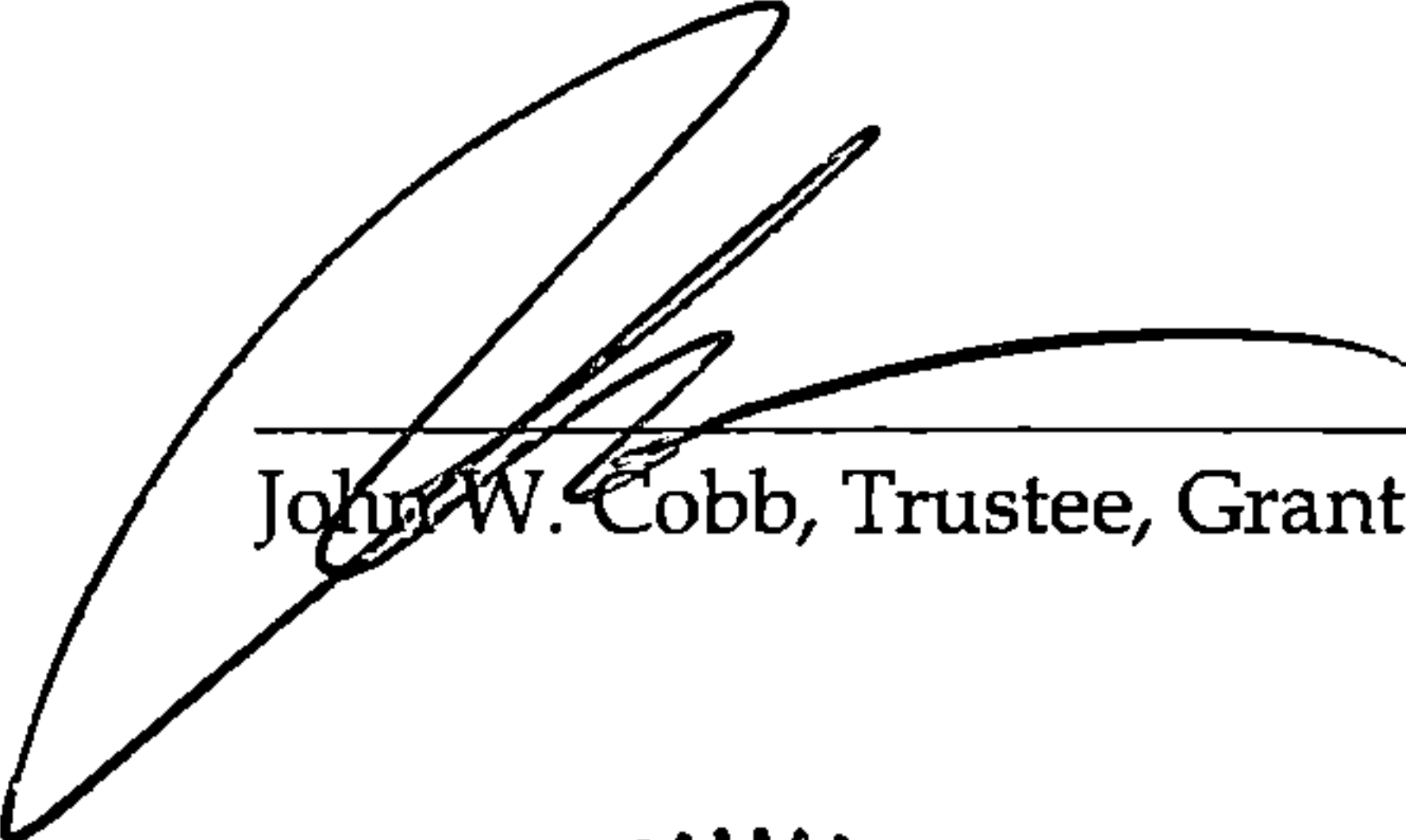




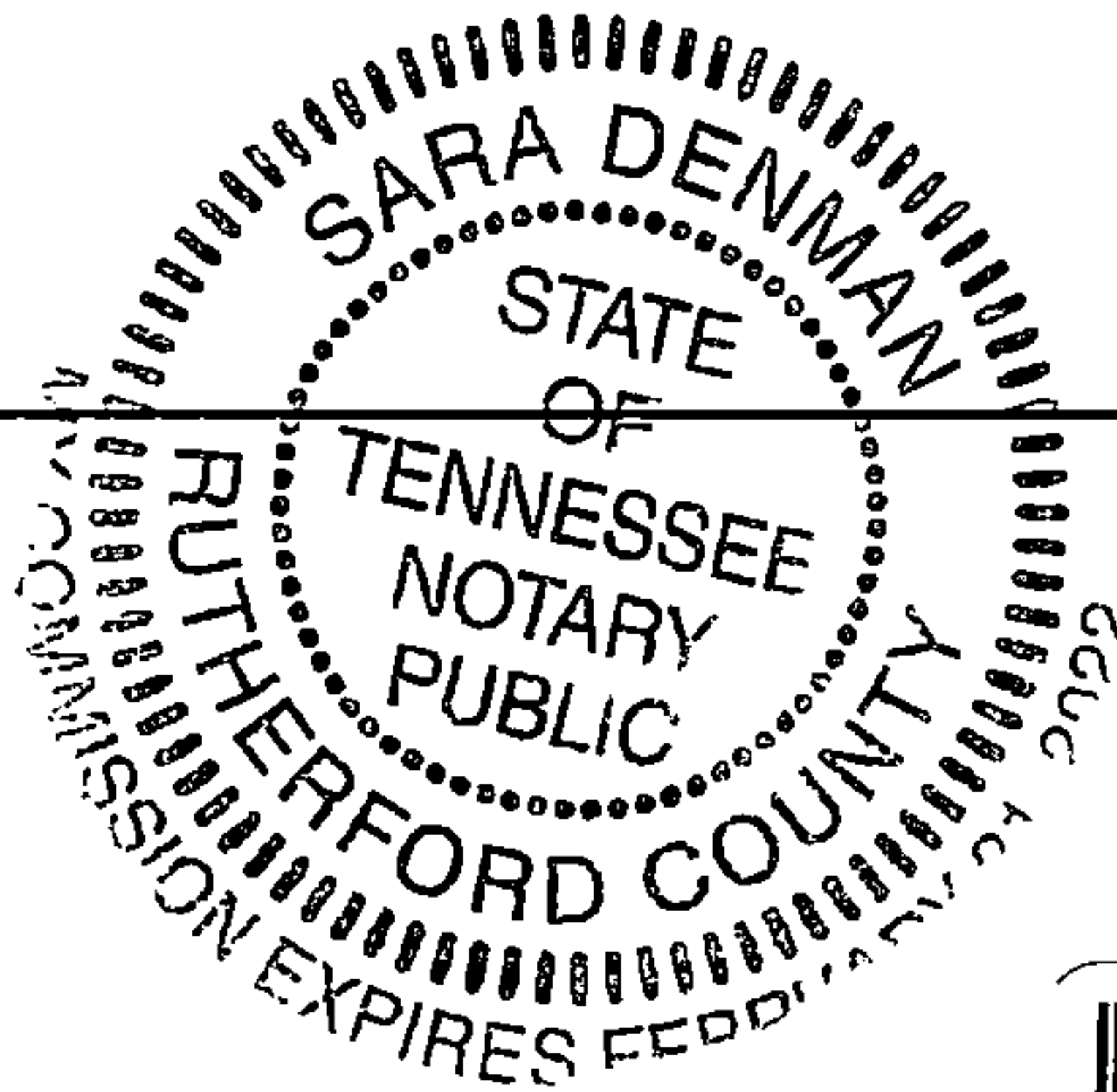
State of Tennessee  
County of Williamson

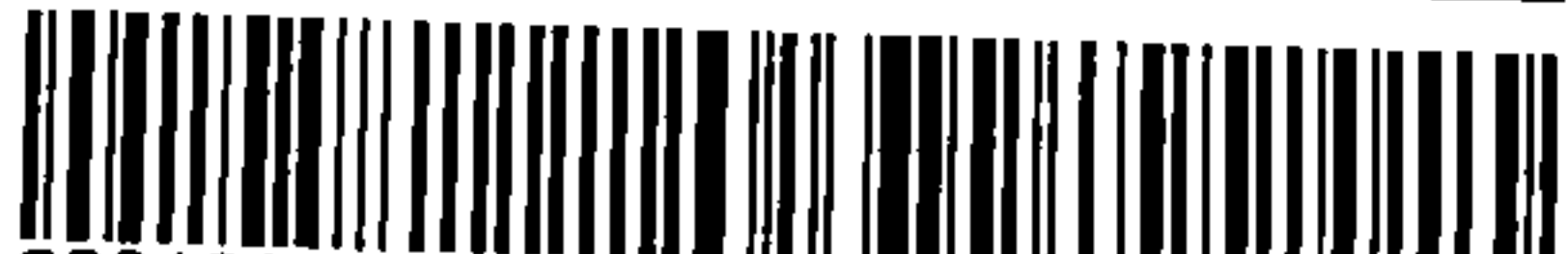
The actual consideration for this transfer is \$0.00. The purpose of this transaction is to transfer the subject property to a revocable living trust.

Subscribed and sworn to before me on  
March 19, 2021.

  
John W. Cobb, Trustee, Grantee

  
Notary Public  
My Commission Expires: 2/21/22



  
20210401000162760 3/4 \$291.00  
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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 John W. Cobb and N. Carolyn Cobb  
Mailing Address 8366 Carriage Hills Dr.  
Brentwood, TN 37027

Grantee's Name John W. Cobb and Nona C. Cobb  
Mailing Address Trustees of the Cobb Family Trust  
8366 Carriage Hills Dr.  
Brentwood, TN 37027

Property Address 712 Narrows Point Circle  
Birmingham, AL 35242

Date of Sale September 18, 2020  
Total Purchase Price \$ 260,000.00

Shelby County, AL 04/01/2021  
State of Alabama  
Deed Tax: \$260.00

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 Warranty Deed Instrument 2020092400041314  
☐ 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).

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 3-19-2021

Print \_\_\_\_\_

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

Unattested



20210401000162760 4/4 \$291.00  
Shelby Cnty Judge of Probate, AL  
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Form RT-1