

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Steven Saia
317 Narrows Drive
Birmingham, AL 35242

WARRANTY DEED, TENANTS IN COMMON

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **TWENTY FIVE THOUSAND AND 00/100 Dollars (\$25,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt and sufficiency of which is acknowledged, we,

Charles Leon Cook and Dena Elaine Cook, husband and wife

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Steven Saia and Chris Ajlouny

(hereinafter referred to as "Grantees") the following described real estate situated in Shelby County, Alabama to-wit:

Lot 253, according to the Map and Survey of Eagle Point, 2nd Sector, Phase 2, as recorded in Map Book 19, Page 67, in the Office of the Judge of Probate of Shelby County, Alabama.


Subject to: (1) 2021 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto Grantees their heirs and assigns, forever;

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 27th day of April, 2021



Charles Leon Cook

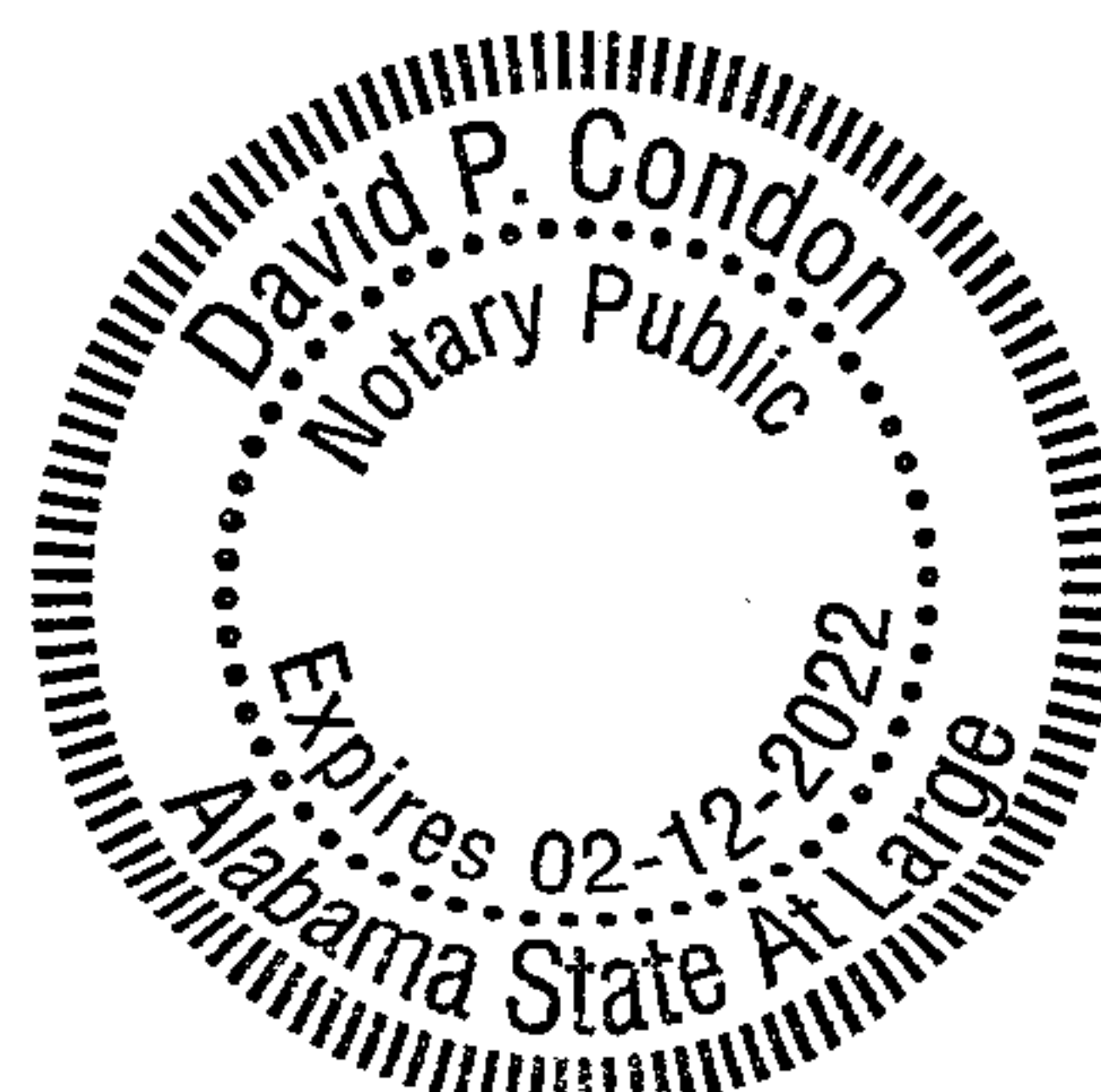

Dena Elaine Cook

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Charles Leon Cook and Dena Elaine Cook whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of April, 2021.


Notary Public: David P. Condon
My Commission Expires: 02.12.2022



Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Charles L. Cook
Mailing Address Dona E. CookGrantee's Name Steven Saia
Mailing Address Chris Alouney
317 Narrows Drive
Birmingham, AL 35212Property Address 552 Talon Ct.
Birmingham, AL
35242Date of Sale 4-27-21
Total Purchase Price \$ 25,000.00or
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
☐ 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 4/27/21Print Dawn Bagwell for David P. Condon, Jr.Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/03/2021 12:07:04 PM
\$50.00 CHERRY
20210503000218400

Allen S. Bayl