



20220315000106300 1/4 \$34.00
Shelby Cnty Judge of Probate, AL
03/15/2022 10:02:00 AM FILED/CERT

Parcel I.D. #:

Send Tax Notice To: Anita G. Cofer
550 Cedar Lake Drive
Calera, AL 35040

EXECUTRIX'S DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the terms of the Last Will & Testament of Lola G. Cannady (Shelby County Probate case # PR-2021-665), and other good and valuable consideration, the receipt of sufficiency of which are hereby acknowledged, that **Anita G. Cofer, as Executrix of the Estate of Lola G. Cannady, a deceased person, having died testate on or about 18 July, 2021, with a probate estate probated in the Probate Court of Shelby County, Alabama, as case number PR-221-665, and Anita G. Cofer, a married woman, and John Randall Cannady, a single man, an individual being the only heirs of Lola G. Cannady, a deceased person,** hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Anita G. Cofer and John Randall Cannady, as joint tenancy with the right of survivorship,** hereinafter known as the GRANTEE;

Lots 5 and 6 according to Capps Subdivision, Calera, Alabama, as shown by map recorded in Map Book 3, Page 155, in the Probate Office of Shelby County, Alabama.

Subject to any and all easements, rights of way and restrictions of record.

Said legal description herein was taken from that certain Instrument recorded in the Shelby County, AL, Judge of Probate's Office in Book 025, Page 842. This instrument was prepared without the benefit of a title search or survey.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS HEREIN.

TO HAVE AND TO HOLD to the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common, together with every contingent remainder and



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right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said 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 the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 14 Day of MARCH, 2009.

Anita G. Cofer, as Executrix of the
Estate of Lola G. Cannady, a deceased person
Shelby County, Alabama Probate Court
Case No: PR-2021-665

Anita G. Cofer

John Randall Cannady

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Anita G. Cofer, as Executrix of the Estate of Lola G. Cannady, a deceased person, and Anita G. Cofer, a married woman*, whose name is signed to the foregoing conveyance, and who is personally known to me, and having been duly informed of the contents of said deed, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 14 Day of MARCH, 2022.

NOTARY PUBLIC

My Commission Expires: 28 February, 2024



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STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *John Randall Cannady, a single man*, whose name is signed to the foregoing conveyance, and who is personally known to me, and having been duly informed of the contents of said deed, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 14 Day of
March, 2022.

NOTARY PUBLIC

My Commission Expires: 28 February, 2024

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Real Estate Sales Validation Form



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This Document must be filed in accordance with Code of Alabama 1975, Sec.

Grantor's Name Est. of Lola Canady
Mailing Address P.O. Box 437
Calera, AL 35040

Grantee's Name Anita Cofer
Mailing Address John Canady
550 Cedar Lake Dr
Calera, AL 35040

Property Address 1822 19th St.
Calera, AL 35040

Date of Sale 3-14-22
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ ~~109,400~~ 109,400

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 Tax Record

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 3/14/22

Print Anita G. Cofer

Unattested

Sign Anita G. Cofer

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1