

THIS INSTRUMENT PREPARED BY:
HILL, GOSSETT, KEMP & HUFFORD, P.C.
Post Office Box 310
Moody, Alabama 35004

Send Tax Notice To:

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars No/100 (\$10.00) and other good and valuable consideration, the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Ramona Maria Cox Stokes, an unmarried woman**, (herein referred to as Grantor), do hereby grant, bargain, sell and convey all my interest in the following described real estate, situated in Shelby County, Alabama, as follows: one-fifth unto **Ramona Maria Cox Stokes**, one-fifth unto **Charles David Allison**, one-fifth unto **Alessa Renee Cox McCormick**, one-fifth unto **Sherry Diane Cox Crauswell** and one-tenth unto **Beverly Michele York**, and one-tenth unto **Stephen Douglas York** (herein referred to as Grantees, whether one or more), to-wit:

Lot 16, according to the Survey of Hunter's Glen as recorded in Map Book 6, Page 49, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Any property taxes which are a lien but not yet due and payable.
2. Building setback line of 35 feet reserved from Hunters Trace and 50 feet reserved from building setback line on Westerly side of lot as shown by plat.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 11, Page 433, in Probate Office.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument recorded in Deed 127, Page 394 and Deed 131, Page 322 in Probate Office.
5. Easement(s) to Alabama Power Company as shown by instrument recorded in Deed 296, Page 612 in Probate Office.
6. Easement(s) to Southern Bell Telephone and Telegraph Co. as shown by instrument recorded in Deed 292, Page 621 in Probate Office.

ALSO SUBJECT TO:

7. Current indebtedness to ACIPCO Federal Credit Union.

TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of October, 2022.

Ramona Maria Cox Stokes
RAMONA MARIA COX STOKES

STATE OF ALABAMA
St. Clair COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Ramona Maria Cox Stokes 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 on the day the same bears date.

Given under my hand and official seal this 6th day of October, 2022.

Mary Chapman
Notary Public
My Commission Expires: 9-28-25

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Ramona Maria Cox Stokes
 Mailing Address 16 RED FOX DR
Pelham, AL 35124

Grantee's Name Ramona Stokes, Charles Allison, Beverly York
 Mailing Address Alessa McCormick, Sherry Crauswell & Stephen York
16 RED FOX DR
Pelham, AL 35124

Property Address 16 RED FOX DR
Pelham, AL 35124

Date of Sale _____
 Total Purchase Price \$ _____

or
 Actual Value \$284,500.00

or
 Assessor's Market Value \$ 237,083.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/06/2022 02:37:42 PM
 \$269.50 BRITTANI
 20221006000382350

Alison S. Boyd

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 - 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 10/06/2022

Print Ramona Maria Cox Stokes

☐ Unattested

Sign

Ramona Maria Cox Stokes

(verified by)

(Grantor/Grantee/Owner/Agent) circle one