

20230302000058120
03/02/2023 03:04:26 PM
DEEDS 1/3

THIS INSTRUMENT WAS PREPARED BY:

Lorrie Maples Parker, Esquire
The Parker Law Firm, LLC
500 Office Park Drive Suite 100
Birmingham, AL 35223

SEND TAX NOTICE TO:

FAJ, LLC, an Alabama limited
liability company
300 Richard Arrington Jr. Blvd. North
Suite 900
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA ()
SHELBY COUNTY ()

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Three Hundred Thousand and 00/100 Dollars (\$300,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged that **STEPHEN PATRICK COX, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF SARA HELEN COX, DECEASED, SHELBY COUNTY PROBATE CASE NO. PR-2022-000720** (hereinafter referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **FAJ, LLC, AN ALABAMA LIMITED LIABILITY COMPANY** (hereinafter referred to as "Grantee", whether one or more) the following described real estate, situated in Shelby County, Alabama.

Lot 16-A, Block 5, according to the Resurvey of Lot 6, Block 5, Applecross, a subdivision of Inverness, as recorded in Map Book 6, page 149, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, and (3) mineral and mining rights not owned by the Grantor, if any.

NOTE: \$388,517.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

NOTE: Sara Helen Cox was the surviving grantee of that certain deed recorded in Instrument 20050405000156900; the other grantee, John Cox, having died on 7/26/2011.

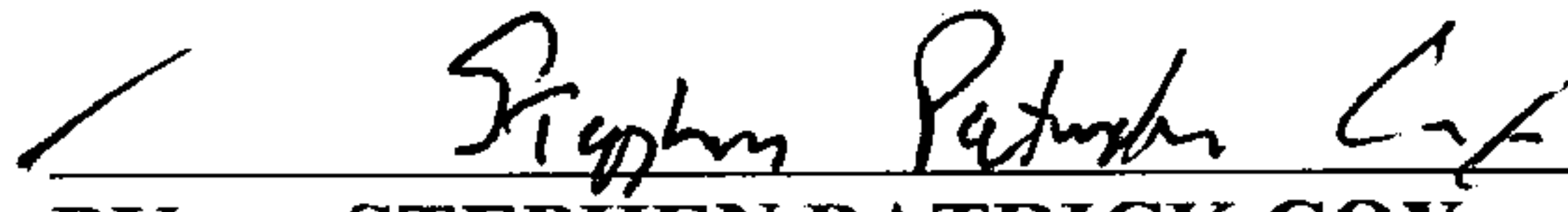
TO HAVE AND TO HOLD unto the said GRANTEE, his/her or their heirs and assigns forever.

And I do for myself (ourselves) and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my (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, this 2nd day of March, 2023.

WITNESS:

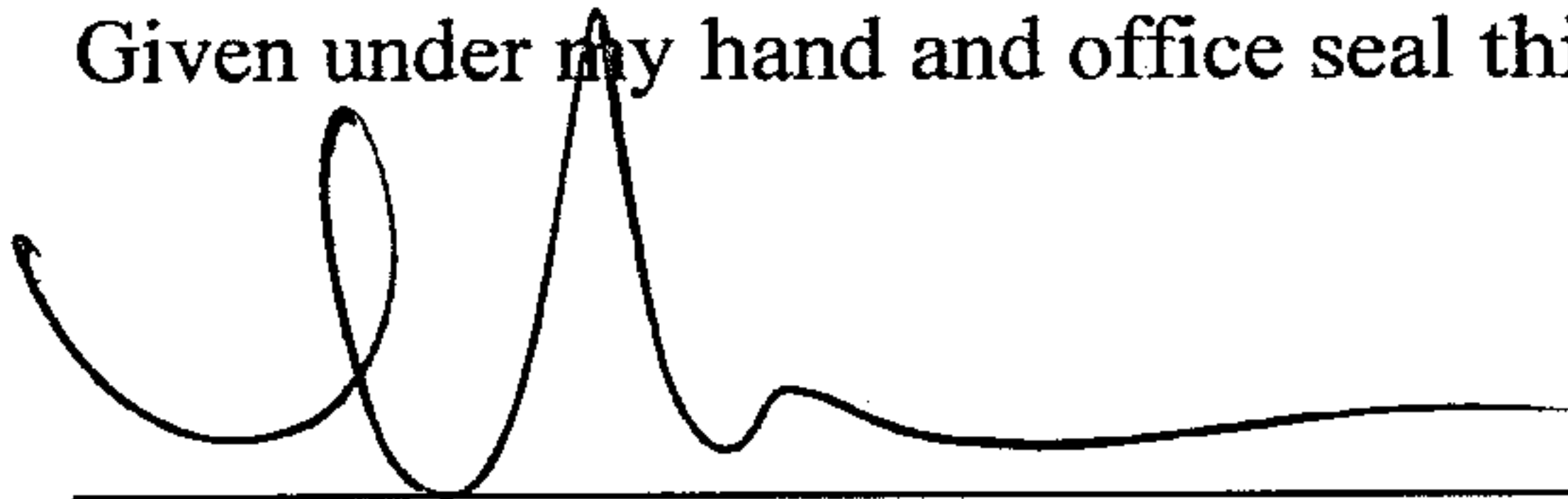
**THE ESTATE OF SARA HELEN COX,
DECEASED, SHELBY COUNTY PROBATE
CASE NO. PR-2022-000720**


BY: **STEPHEN PATRICK COX**
ITS: **PERSONAL REPRESENTATIVE**

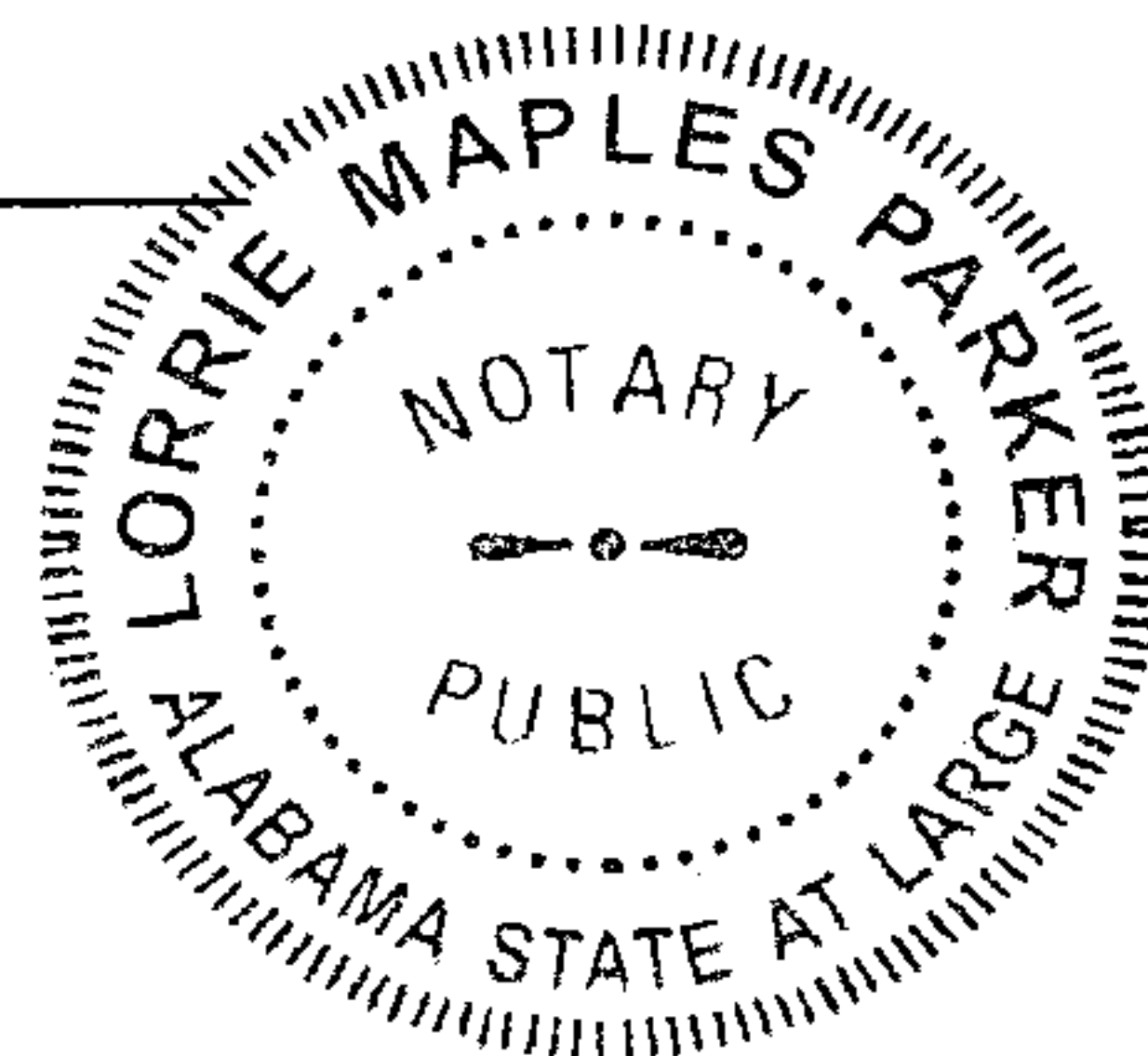
STATE OF ALABAMA 0
COUNTY OF JEFFERSON 0

I, the undersigned authority, a Notary Public for the State of Alabama, do hereby certify that Stephen Patrick Cox, whose name as Personal Representative for The Estate of Sara Helen Cox, deceased, Shelby County Probate Case No. PR-2022-000720, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he in his capacity as Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this 2nd day of March, 2023.



Lorrie Maples Parker, Notary Public
My Commission Expires: 10/16/2023



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

Grantor's Name	The Estate of Sara Helen Cox, deceased, Shelby County Probate Case No. PR-2022-000720	Grantee's Name	FAJ, LLC, an Alabama limited liability company
Mailing Address	1307 Eagle Park Road Birmingham, AL 35242	Mailing Address	300 Richard Arrington Jr. Blvd. North, Suite 900 Birmingham, Alabama 35203
Property Address	3531 Conestoga Way Birmingham, AL 35242	Date of Sale	March 2, 2023
		Total Purchase Price	\$300,000.00
		Or	
		Actual Value	\$
		Or	
		Assessor's	\$
		Market Value	



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
03/02/2023 03:04:26 PM
\$29.00 PAYGE
20230302000058120

Allen S. Bayl

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: March 2, 2023

Print: The Estate of Sara Helen Cox, deceased, Shelby County Probate Case No. PR-2022-000720

Unattested

Sign *[Signature]*
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1