



20230308000064810 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
03/08/2023 03:04:23 PM FILED/CERT

Send Tax Notice To:
Jacob Andrew Cole
Sydney Fant Cole
335 Wixford Trace
Alabaster, AL 35007

Statutory Warranty Deed

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY)

THAT IN CONSIDERATION OF ONE HUNDRED NINETY-FIVE THOUSAND and 00/100 DOLLARS (\$195,000.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **MARGARET BISHOP**, an married woman (herein referred to as Grantor,) does grant, bargain, sell and convey unto **JACOB ANDREW COLE** and **SYDNEY FANT COLE** (herein referred to collectively as Grantee), the following described real estate, situated in the State of ALABAMA, County of SHELBY, to-wit:

Lot 329, according to the Survey of Weatherly-Wixford Moor, Sector 24, as recorded in Map Book 20, Page 144 in the Probate Office of Shelby County, Alabama, being situated in Shelby County

Subject to:

1. General and special taxes or assessments for 2023 and subsequent years not yet due and payable;
2. Mineral and mining rights;
3. Easements and protective covenants for Weatherly subdivision and
4. All other existing easements, flood lines, restrictions, set-back lines, rights of ways, limitations, if any, of record.

All of the above consideration was paid from the proceeds of a purchase money mortgage executed simultaneously herewith.

The above property is NOT the homestead of the Grantor.

TO HAVE AND TO HOLD unto the said Grantee their heirs and assigns, forever .

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said Grantor, has hereto set his signature, this the 9th day of January 2023.

MARGARET S. BISHOP

Margaret S Bishop

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that MARGARET BISHOP 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 9th day of January, 2023.

[Signature]

NOTARY PUBLIC

My commission expires:



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Prepared by: Margaret Bishop
Indian Springs, AL 35124

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Margaret Bishop
Mailing Address 375 Bishop Lane
Indian Springs, AL
35124

Grantee's Name Jacob Andrew Cole
Mailing Address 335 Nixford Trace
Alabaster, AL 35007

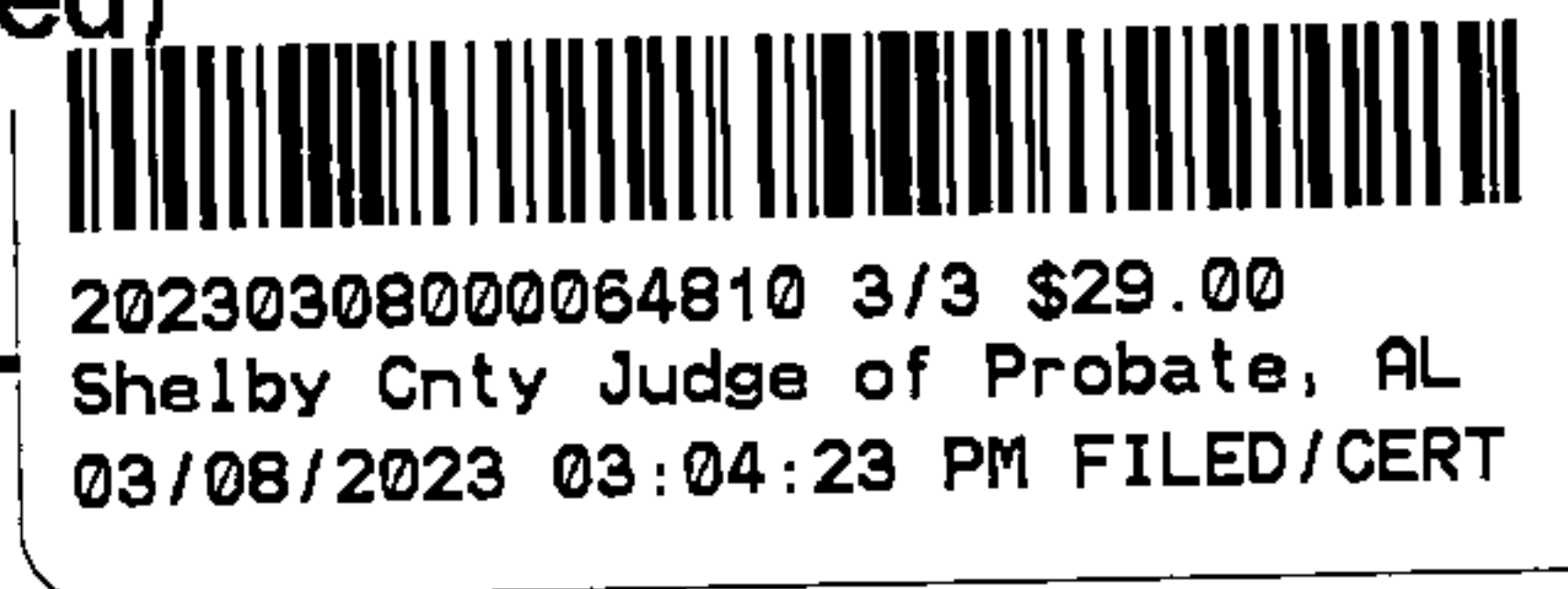
Property Address 335 Nixford Trace
Alabaster, AL
35007

Date of Sale 1-9-23
Total Purchase Price \$ 195,000⁰⁰
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
- 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 1-9-23

Print [Signature]

Unattested
(verified by)

Sign
(Grantor/Grantee/Owner/Agent) circle one