

SEND TAX NOTICE TO:
Michael Lewis Cole
128 Braxton Way
Pelham, AL 35124

This instrument was prepared by
Frank Steele Jones
Frank Jones & Associates, LLC
500 Southland Drive
Suite 230
Birmingham, Alabama 35226

WARRANTY DEED

State of Alabama)
) **KNOW ALL MEN BY THESE PRESENTS:**
Shelby County)

That in consideration of **Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Keat De La Torre, Trustee and Nelda D Norton, Trustee or their successors in Trust, Under the Garcia De La Torre Living Trust, Dated January 15, 2008 to Keat De La Torre and Nelda D. Norton** (herein referred to as the "Grantors", whether one or more), grant, bargain, sell and convey unto **Michael Lewis Cole** (herein referred to as the "Grantees", whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 86, according to the Survey of the Amended Map of the Resurvey of Final Plat of Stratford Place, Phase III, as recorded in Map Book 14, Page 38, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This property does not constitute the homestead of the sellers.

Subject to ad valorem taxes for the year 2023, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record.

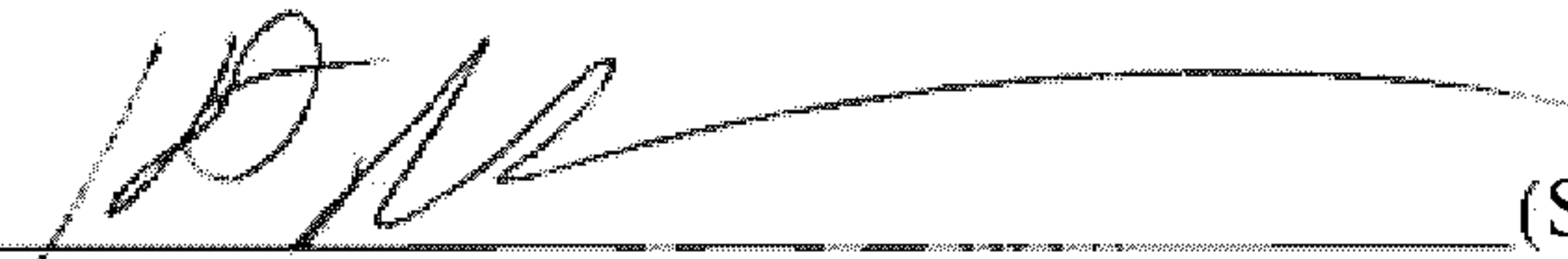
\$250,000.00 of the purchase price recited was paid from mortgage loan closed simultaneously herewith.

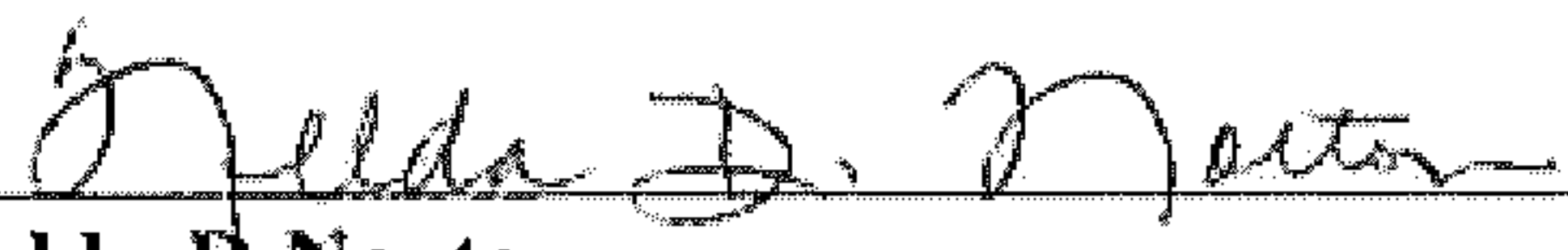
TO HAVE AND TO HOLD to the said grantee, as fee simple owner, his heirs, successors and/or assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his heirs, successors and/or assigns forever, 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 Grantee, his heirs, successors and/or assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 1st day of

August, 2023.

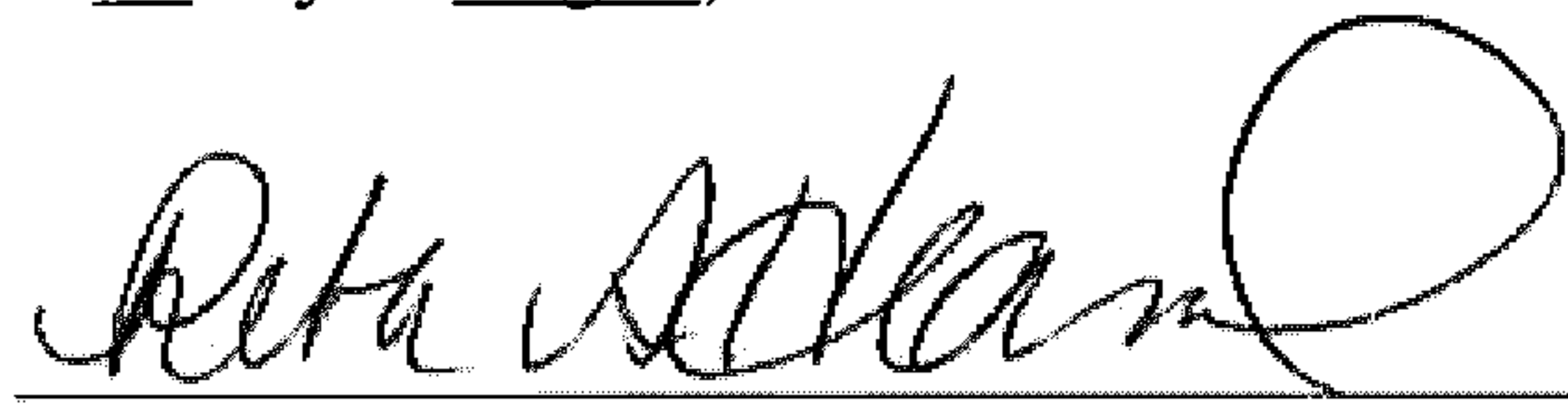

_____(Seal)
Keat De La Torre


_____(Seal)
Nelda D. Norton

State of Alabama)
)
Shelby County)
)
 General Acknowledgment

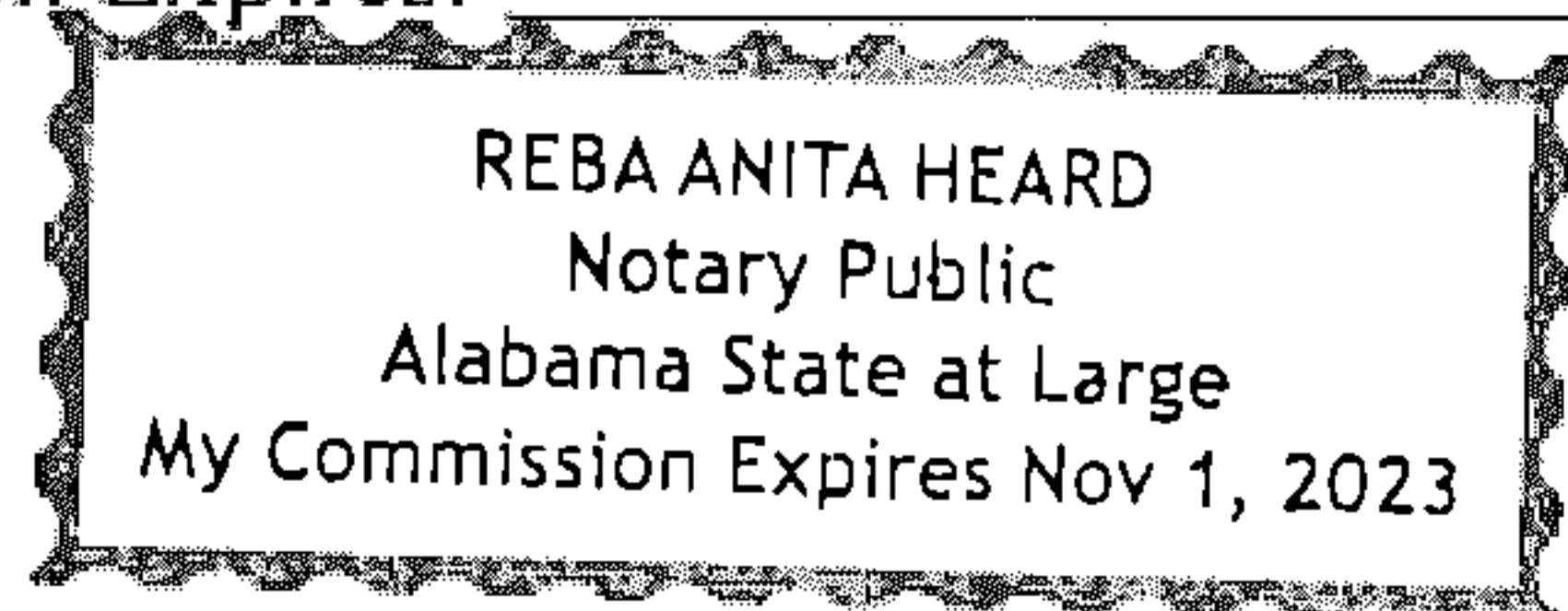
I, Reba A. Heard, a Notary Public in and for said County, in said State, hereby certify that **Keat De La Torre, Trustee and Nelda D Norton, Trustee or their successors in Trust, Under the Garcia De La Torre Living Trust, Dated January 15, 2008 to Keat De La Torre and Nelda D. Norton**, whose names are 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 as their own act on the day the same bears date.

Given under my hand and official seal this 1st day of August, 2023.



Notary Public
My Commission Expires: _____

(Seal or stamp)



Real Estate Sales Validation Form

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

Grantor's Name	<u>Keat dela Torre ~</u>	Grantee's Name	<u>Michael Lewis Cole</u>
Mailing Address	<u>Nelda D. Norton</u>	Mailing Address	<u>128 Braxton Way</u>
	<u>110 Galway Trail</u>		<u>Pelham AL 35124</u>
	<u>Birmingham AL 35242</u>		
Property Address	<u>128 Braxton Way</u>	Date of Sale	<u>8/1/23</u>
	<u>Pelham AL 35124</u>	Total Purchase Price	<u>\$ 250,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 8/9/23Print Reba A. Heard☐ UnattestedSign Reba A. Heard(verified by) **Filed and Recorded** (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms

**Official Public Records****Judge of Probate, Shelby County Alabama, County****Clerk****Shelby County, AL****08/09/2023 03:02:24 PM****\$29.00 JOANN****20230809000241180**Allen S. Bayl