

This instrument was prepared by:
Mary Stewart Nelson, Esq.
FISH NELSON & HOLDEN, LLC
400 Century Park South, #224
Birmingham, Alabama 35226

Send tax notice to:
Ashley K. Hagen
211 Beaver Creek Pkwy
Pelham, AL 35124

State of Alabama
County of Shelby

GENERAL WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Know All Men by These Presents: That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Vonda Lee Cook, as Trustee of the Cook Family Trust, dated August 11, 2016**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Ashley K. Hagen and Casey Moyer** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel ID: 11-7-35-0-007-006.000

Address: 211 Beaver Creek Pkwy, Pelham, AL 35124

See Exhibit A for Legal Description

Subject to taxes for the year 2023 and subsequent years not yet due and payable; mineral and mining rights not owned by the Grantor, and any other easements, rights of way, restrictions, limitations and covenants of record.

Be it known that \$288,090.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

To Have And To Hold to the said grantees, 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 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 grantees, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this the 6th day of September, 2023.

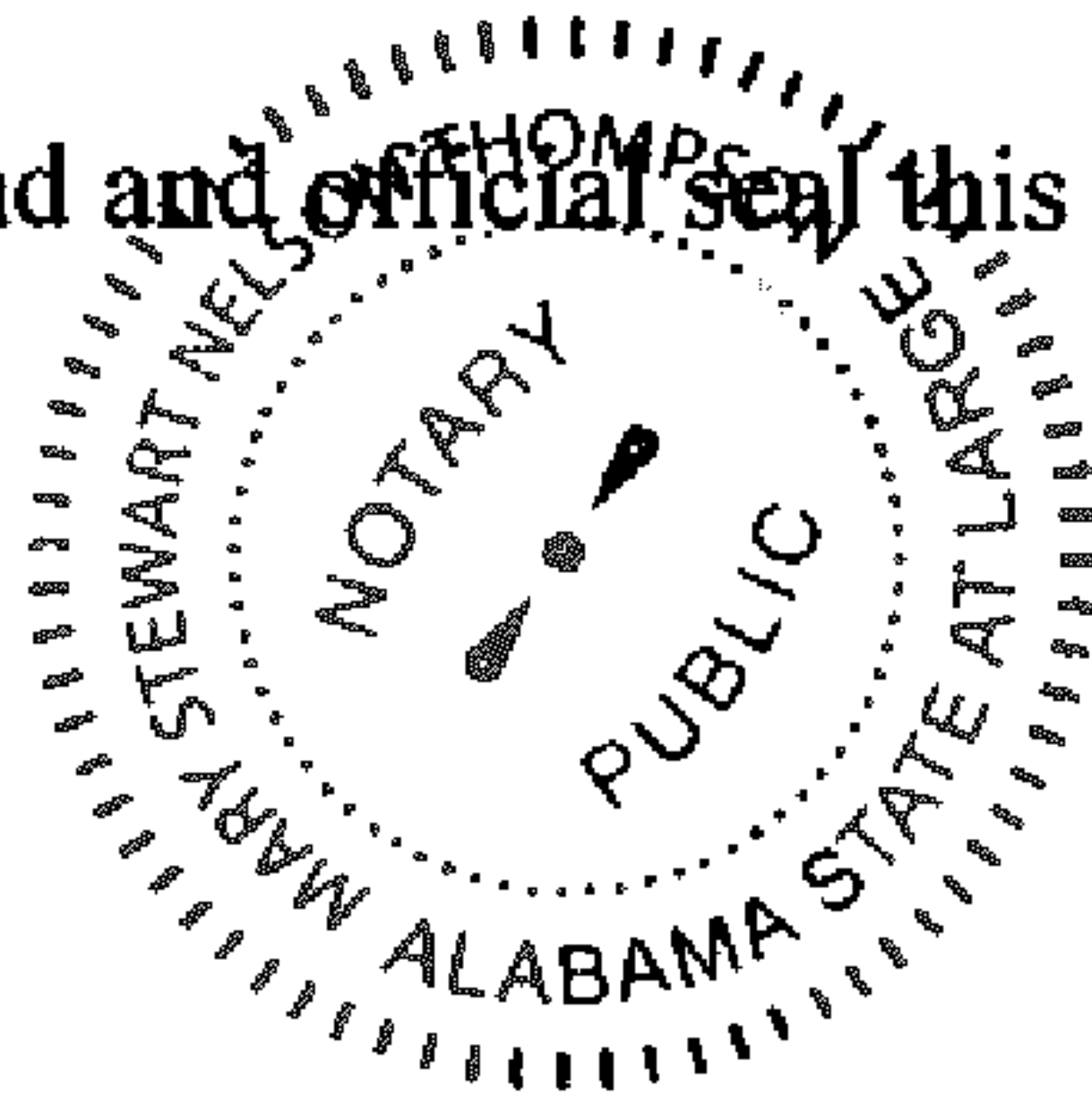
Vonda Lee Cook

Vonda Lee Cook, as Trustee of the Cook Family Trust, dated August 11, 2016

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Mary Stewart Nelson, a Notary Public in said and for said County, in said State, hereby certify that Vonda Lee Cook, as Trustee of the Cook Family Trust, dated August 11, 2016 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of September, 2023.



Mary Stewart Nelson
Notary Public
MCE: 4/30/25

EXHIBIT A

LEGAL DESCRIPTION

Lot 6, according to the Survey of Beaver Creep Preserve First Sector, as recorded in Map Book 24, Page 63, in the Probate Office of Shelby County, Alabama.

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

Grantor's Name Cook Family Trust
 Mailing Address 1220 Gribben Cir
Alabaster AL 35007

Grantee's Name Ashley K. Hagan
 Mailing Address 211 Beaver Creek Parkway
Pelham, Alabama 35124

Property Address 211 Beaver Creek Parkway
Pelham, Alabama 35124

Date of Sale 09/06/2023
 Total Purchase Price \$ 297,000.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/07/2023 08:23:15 AM
 \$40.00 JOANN
 20230907000270380

or
 Actual Value \$

or
 Assessor's Market Value \$

The purchase price or actual value claim Allen S. Byrd 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 09/06/2023

Print Mary Stewart Nelson Thompson

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1