

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Payton Leigh Dennis
3124 Crossings Drive
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Five Hundred Five Thousand And No/100 Dollars (\$505,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Estate of Patricia A. Cottrell, deceased, Case No. PR-2023-000780, Probate Court of Shelby County, Alabama, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Payton Leigh Dennis (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 85, according to the Map and Survey of Caldwell Crossings, recorded in Map Book 32, Page 103 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$285,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 31st day of October, 2023.

Estate of Patricia A. Cottrell, deceased, Case No. PR-2023-000780, Probate Court of Shelby County, Alabama

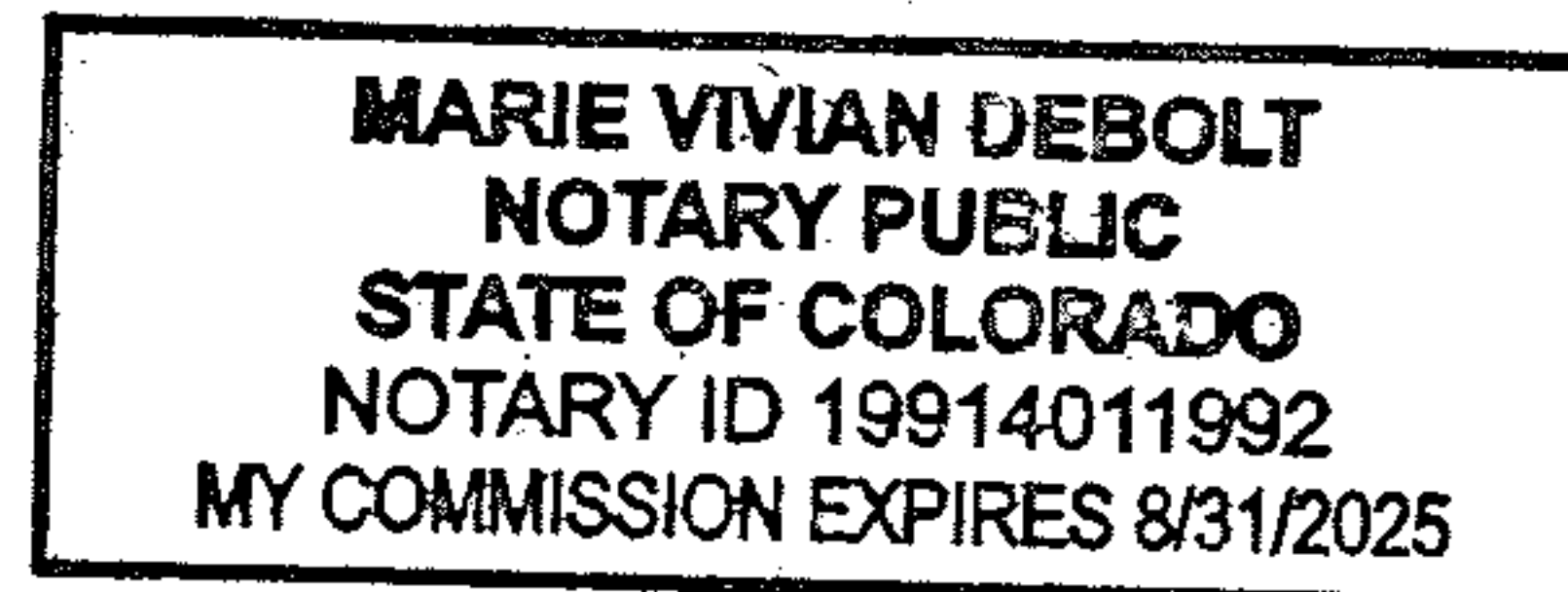
BY: Rebecca Bentzen
Rebecca Bentzen
Personal Representative

STATE OF Colorado
COUNTY OF Denver

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rebecca Bentzen whose name as Personal Representative for The Estate of Estate of Patricia A. Cottrell, deceased, Case No. PR-2023-000780, Probate Court of Shelby County, Alabama 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 he/she executed the same voluntarily and in his/her capacity as Personal Representative on the day the same bears date.

Given under my hand and official seal on 31st day of October, 2023.

Marie Vivian DeBolt
Notary Public
My commission expires: 8/31/2025



Real Estate Sales Validation Form

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

Grantor's Name Estate of Patricia A. Cottrell

Grantee's Name Payton Leigh Dennis

Mailing Address 3050 W. 35th Ave
Denver, CO 80211Mailing Address 3124 Crossings Drive
Birmingham, AL 35242Property Address 3124 Crossings Drive
Birmingham, AL 35242

Date of Sale November 1, 2023

Total Purchase Price \$505,000.00

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☐ 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 - Estate of Patricia A. Cottrell

Grantee's name - Payton Leigh Dennis

Property address - 3124 Crossings Drive, Birmingham, AL 35242

Date of Sale - November 1, 2023.

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.

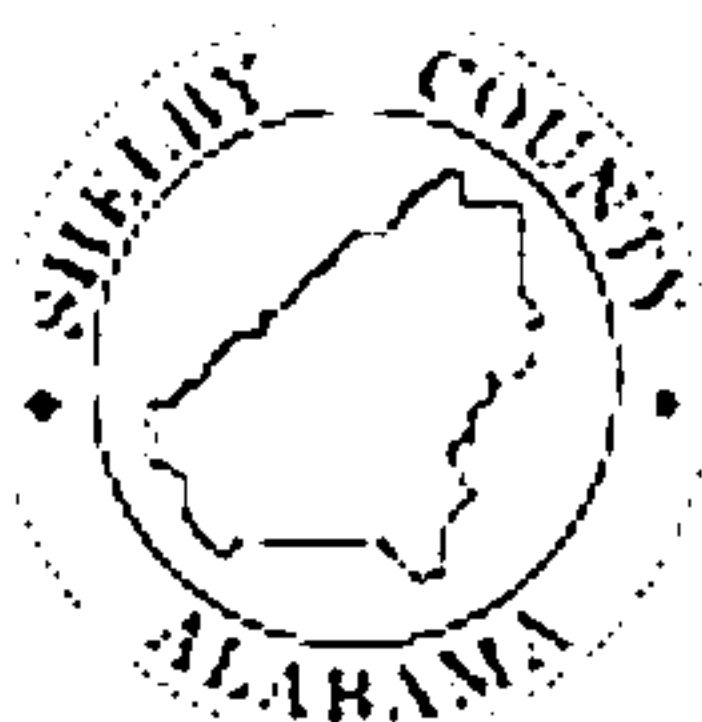
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
current use valuation, of the property as determined by the local official charged with the responsibility of valuing
property for property tax purposes will be used and the taxpayer will be 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: November 1, 2023

Sign

Agent



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

11/02/2023 01:16:03 PM

\$248.00 JOANN

20231102000323200

Allie S. Bayl