



20231201000347670 1/3 \$658.00
Shelby Cnty Judge of Probate, AL
12/01/2023 11:36:48 AM FILED/CERT

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East Suite 160 Birmingham, AL 35223		Send Tax Notice To The Holt Cobb Family Trust dated September 4, 2019 128 Glengerry Dr Pelham, AL 35124
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STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Six Hundred Twenty Five Thousand and No/100 Dollars (\$625,000.00)** and other good and valuable consideration, this day in hand paid to the undersigned **Ronnie Drew Stone and Jo Ann Stone, Trustees of The Ronnie and Jo Ann Stone Revocable Living Trust dated August 23, 2023** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Fredrick M. Cobb, Sr. and Karen Holt Cobb, Trustees of The Holt Cobb Family Trust dated September 4, 2019** (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 1026, according to the Survey of Final Plat of Glengerry at Ballantrae, Phase 2, as recorded in Map Book 38, Page 118, in the Probate Office of Shelby County, Alabama.

Ad valorem taxes for 2024 and subsequent years not yet due and payable until October 1, 2024.

Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTOR has a good right to sell and convey the said Real Estate; and that GRANTORS will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

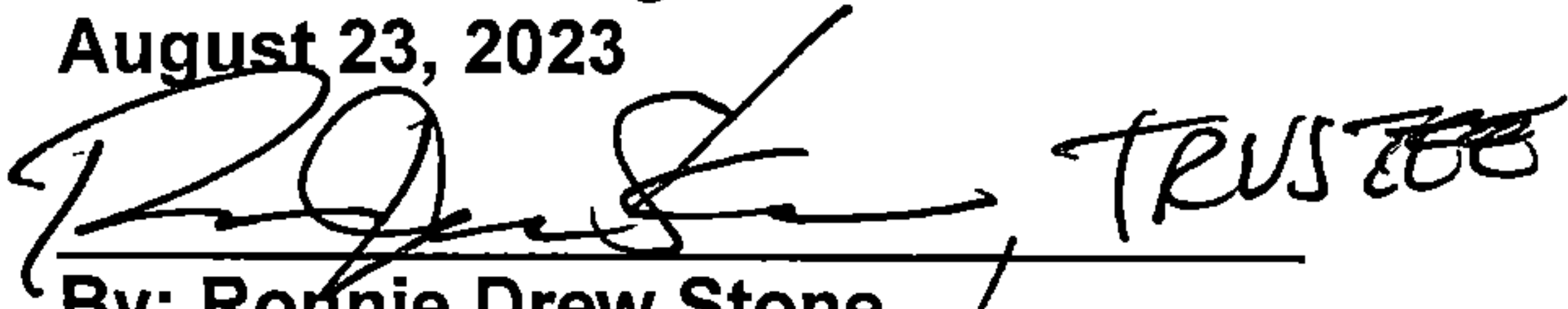
Shelby County, AL 12/01/2023
State of Alabama
Deed Tax: \$625.00



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IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the **30th** day of November, 2023.

The Ronnie and Jo Ann Stone
Revocable Living Trust dated
August 23, 2023

 **TRUSTEE**

By: Ronnie Drew Stone
Its: Trustee

 **Trustee**

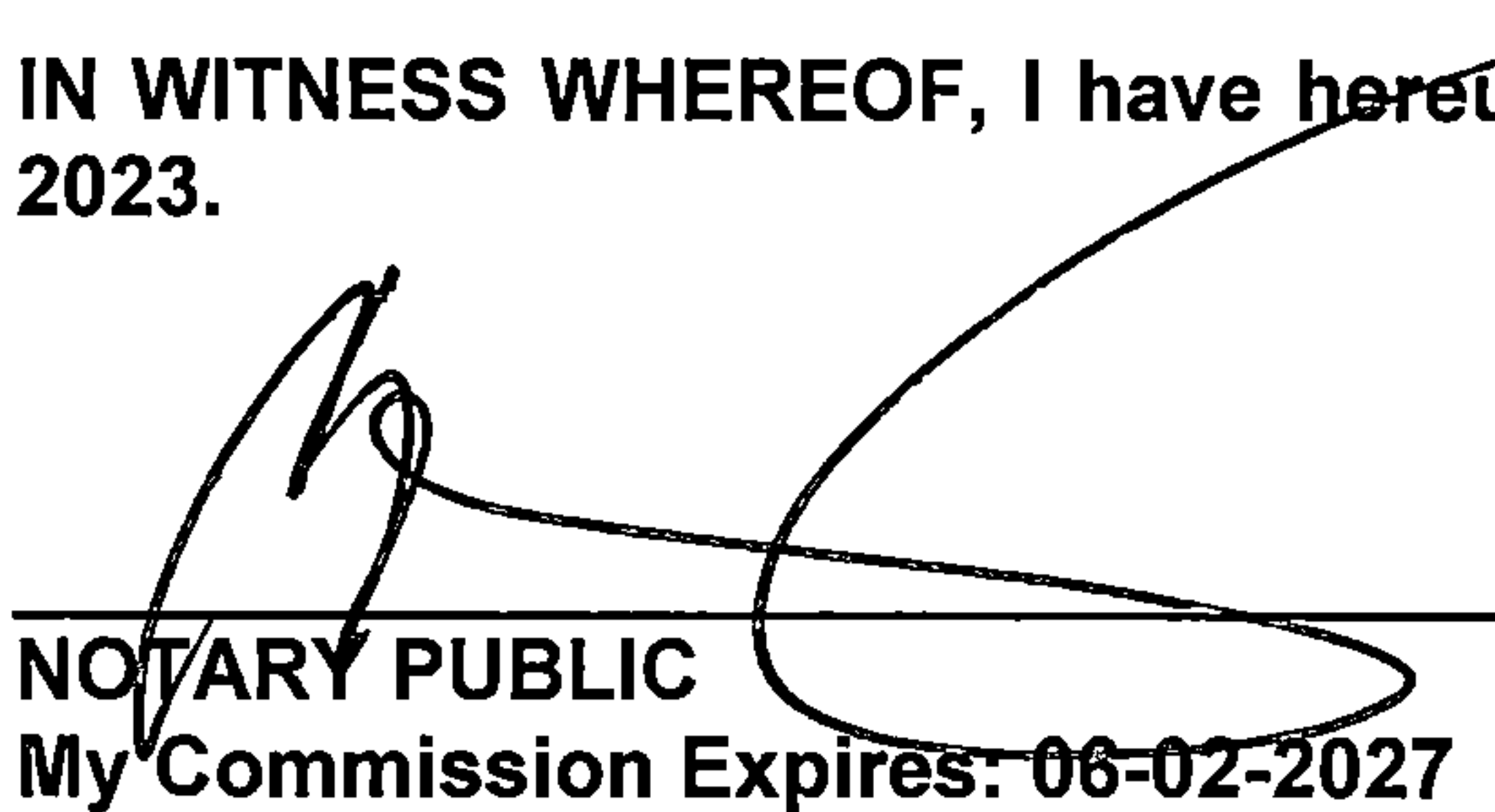
By: Jo Ann Stone
Its: Trustee

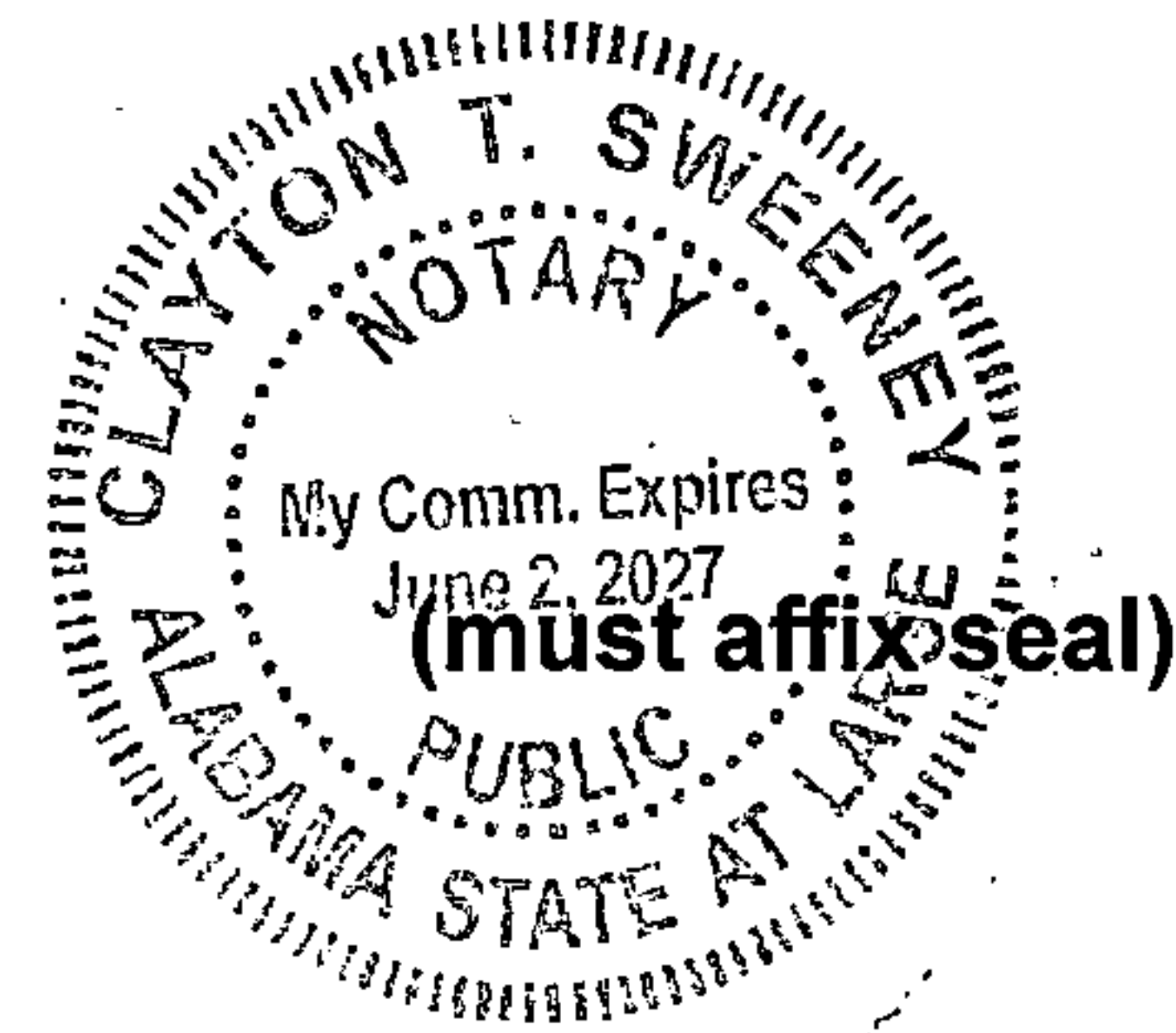
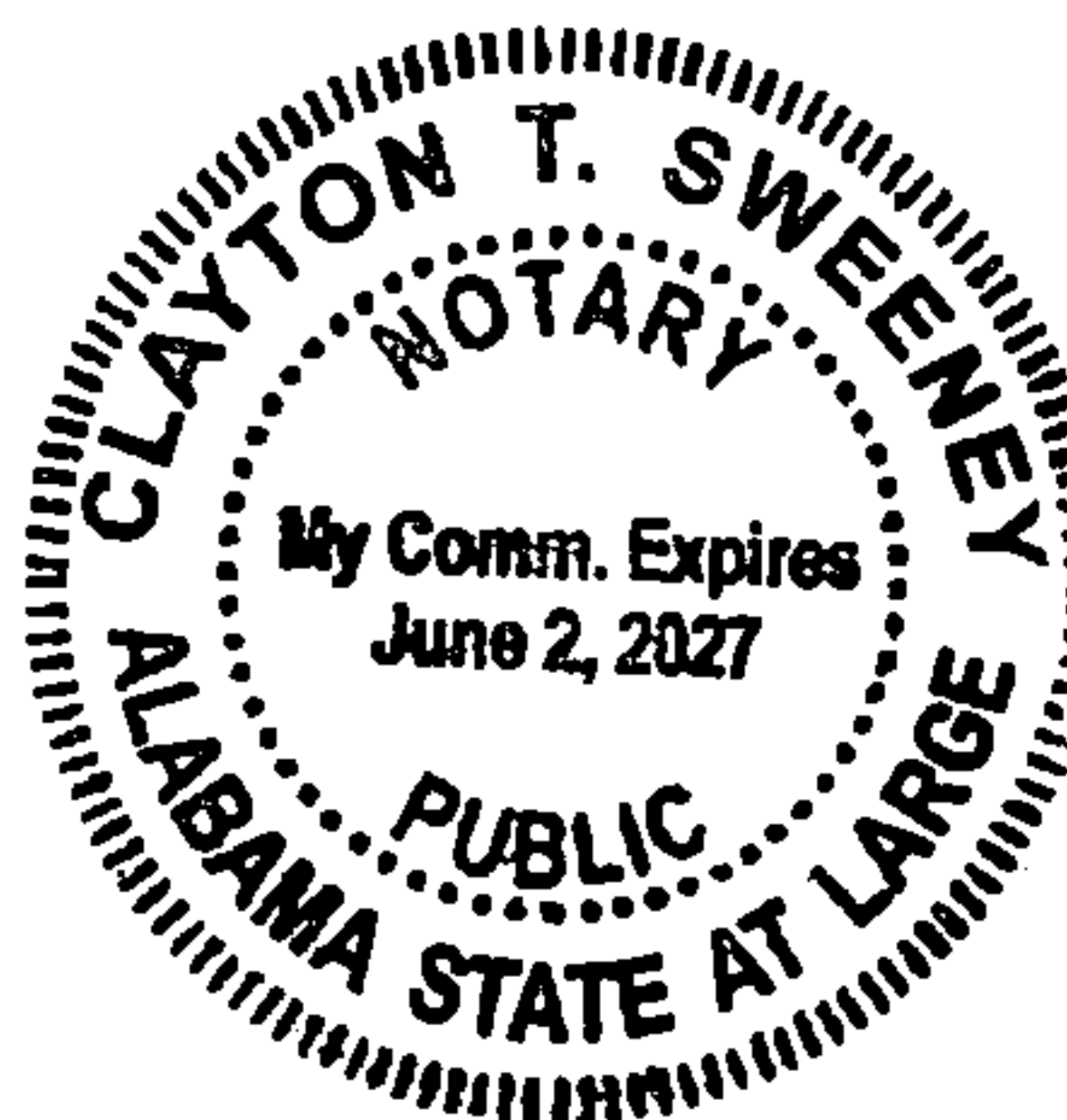
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Ronnie Drew Stone and Jo Ann Stone, Trustees of The Ronnie and Jo Ann Stone Revocable Living Trust dated August 23, 2023, 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 Instrument, they, as such Trustees, executed the same voluntarily for and as the act of said Trust on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of November, 2023.


NOTARY PUBLIC
My Commission Expires: 06-02-2027



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 Ronnie and Jo Ann Stone
Revocable Living Trust dated
August 23, 2023

Grantee's Name The Holt Cobb Family Trust
Dated September 4, 2019

Mailing Address 2101 Southbridge Ct
Hoover, AL 35244

Mailing Address 128 Glengerry Dr
Pelham, AL 35124

Property Address 128 Glengerry Dr
Pelham, AL 35124

Date of Sale November 30, 2023

Total Purchase Price \$ 625,000.00

or

Actual Value \$

or

Assessor's Market Value \$



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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/ Assessor's Appraised Value
☐ Other - property tax redemption

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 _____

Unattested

(verified by)

The Ronnie and Jo Ann Stone Revocable Living Trust dated
August 23, 2023

Print Ronnie Drew Stone and Jo Ann Stone, Trustees

Sign

(Grantor/Grantee/Owner/Agent) circle one