

This instrument was prepared by:
Linda L. Cole
Attorney at Law
P. O. Box 36386
Hoover, AL 35236
(205) 868-1543

SEND TAX NOTICE TO:
Richard Noland Cowden
4901 Sulphur Springs Road
Hoover, AL 35226

WARRANTY DEED

20240405000097370 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
04/05/2024 03:13:09 PM FILED/CERT

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

That in consideration of the sum of thirty-nine thousand nine hundred and no/100 dollars (\$39,900.00) to the undersigned grantor (whether one or more), in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, I, **Richard Noland Cowden, as Executor and Personal Representative of the Estate of Patricia Gail Cowden, deceased** and (herein referred to as grantor), grant, bargain, sell and convey unto **Richard Noland Cowden** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lots 12 and 13, in Block 5, according to Glasscock's Subdivision on Springs Creek and Coosa River, which is located in the SE 1/4 of NW 1/4 of Section 12, Township 24 North, Range 15 East, the map of said subdivision being recorded in the Probate Office of Shelby County, Alabama in Map Book 4, Page 23.

**Patricia Gail Cowden was also known as Gail Cowden.
Subject to ad valorem taxes for the current tax year.**

Also subject to easements and restrictions of record.

**Richard Noland Cowden is the Personal Representative and sole beneficiary of the last Will and Testament of Said was admitted to probate in the Probate Court of Jefferson County, Alabama on September 3, 2021 in Case No. 21BHM02193.
Said Will also being recorded in Probate Office of Shelby County, Alabama on January 11, 2022 in Instrument No. 2022111000013420.**

This is not the homestead of any grantor.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenant, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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 grantee, 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 the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to see 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, 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 27th day of December, 2023.

R. Noland Cowden (Seal)
RICHARD NOLAND COWDEN.
PERSONAL REPRESENTATIVE OF THE
ESTATE OF PATRICIA GAIL COWDEN

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard Noland Cowden, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this 27th day, 2023, being informed of the contents of the conveyance he executed this conveyance in his capacity as the Personal Representative of the Estate of Patricia Gail Cowden, as named in the Last Will and Testament of Patricia Gail Cowden and as appointed by the Judge of Probate of Jefferson County, Alabama on September 3, 2021 voluntarily on the day the same bears date.

Given under my hand and seal this 27 day of December, 2023, 2023
Linda L. Cole
Notary Public
My Commission Exp. 03/04/24

[Seal]
Linda L. Cole
NOTARY
PUBLIC
ALABAMA STATE AT LARGE

Real Estate Sales Validation Form

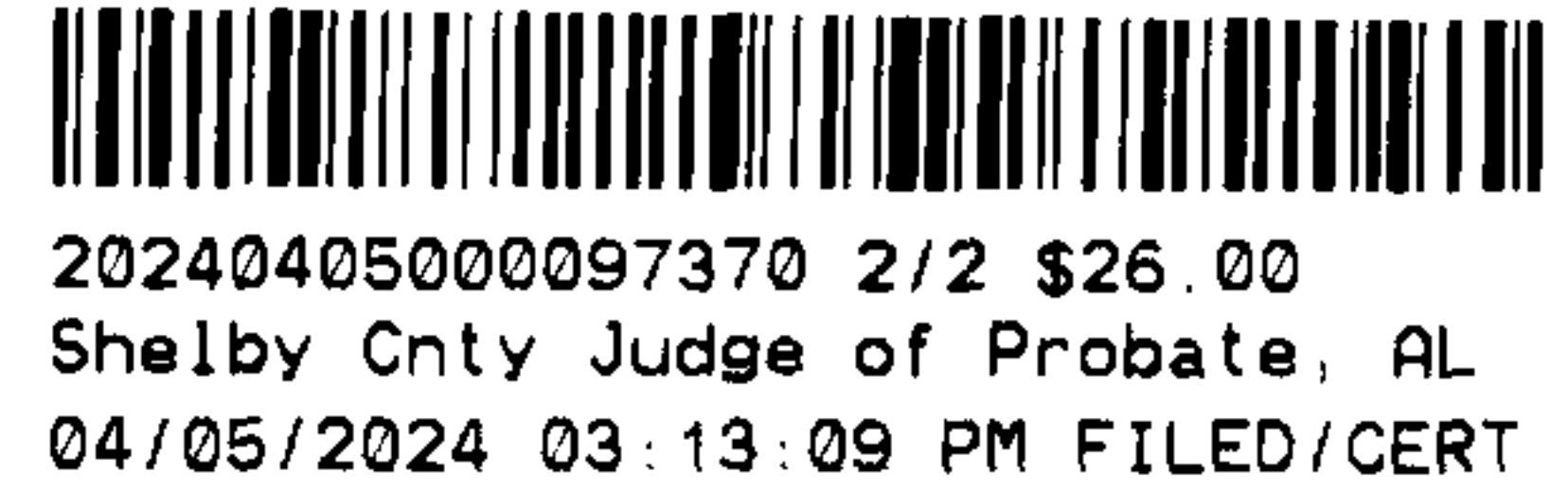
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Estate of Patricia Gail Cowden
Mailing Address 4901 Sulphur Springs Rd
Hoover, AL 35226

Grantee's Name Richard Noland Cowden
Mailing Address 4901 Sulphur Springs Rd
Hoover, AL 35226

Property Address 295 Starboard
Shelby, AL 35143

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 39,900.00



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 pursuant to Last Will & Testament of Patricia Gail Cowden
☐ 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 02/29/23

Print RICHARD NOLAND COWDEN

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1