

This Instrument was prepared by:
Gregory D. Harrelson, Esq
111 Owens Pkwy #A
Birmingham, AL 35244

Send Tax Notice To:
Taylor Amy Cote
255 Crestview Drive
Crestview, AL 35115

WARRANTY DEED

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

That in consideration of THREE HUNDRED TWENTY FIVE THOUSAND and 00/100 Dollars (\$325,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Elizabeth Hamilton as Executor of the Estate of Anne Caley Hamilton, deceased, Case No. PR-2020-000855 in the Probate Court of Shelby County, Alabama (herein referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Taylor Amy Cote, a married woman (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 23, Block 5, according to the Plat of Arden Subdivision of the Town of Montevallo, as recorded in Map Book 3, Page 64, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: (1) Ad valorem taxes due and payable October 1, 2024 and all subsequent years thereafter; (2) All easements, restrictions, covenants, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (3) Any Mineral or Mineral Rights leased, granted or retained by prior owners; (4) Current Zoning and Use Restrictions.

\$195,000.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

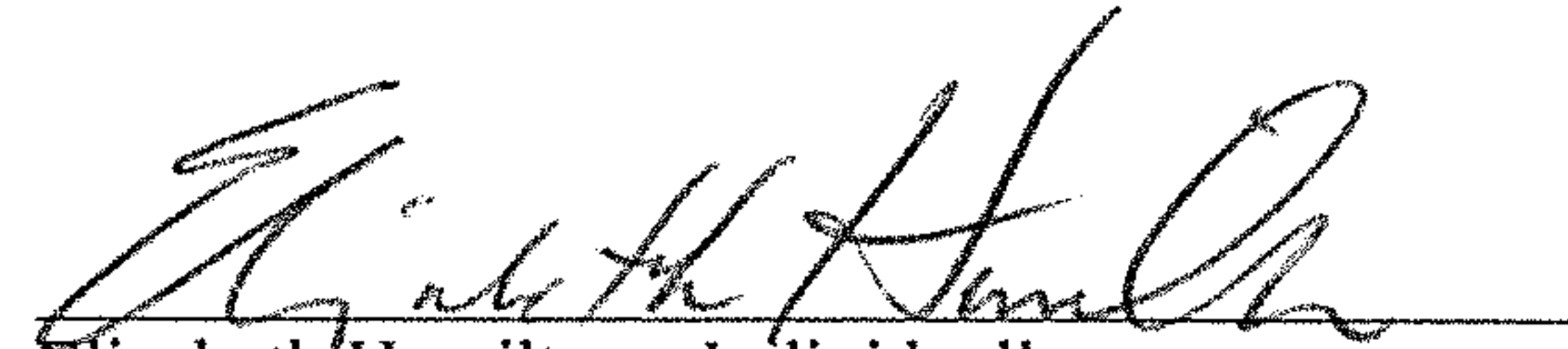
Anne Caley Hamilton is one and the same person as Anne C. Hamilton, the grantee in that Deed recorded at Inst # 20191021000387480 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And the Grantor does for herself/itself and for her/its heirs, executors and administrators covenant with the said Grantee, her heirs and assigns, that she/it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that she/it has a good right to sell and convey the same as aforesaid; that she/it will, and her/its heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 11th day of April, 2024.

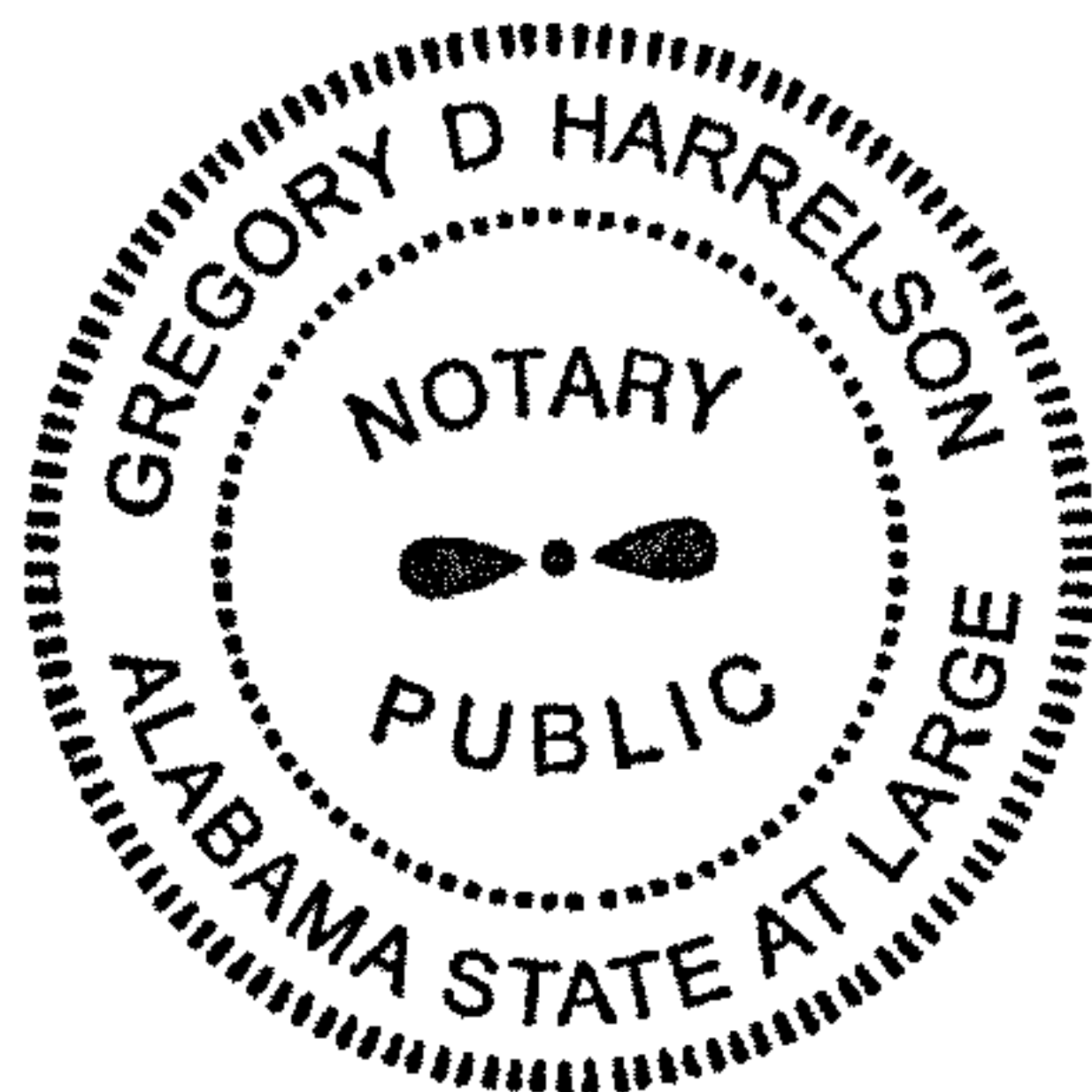

Elizabeth Hamilton As Executor of the Estate
of Anne Caley Hamilton

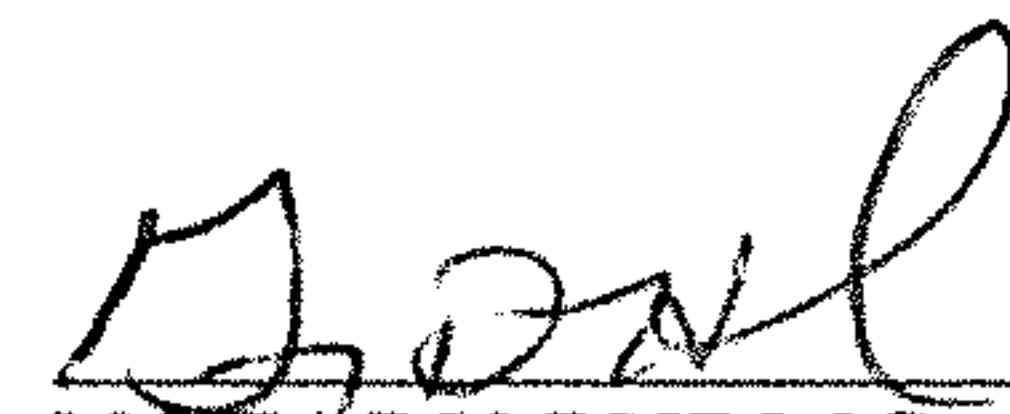

Elizabeth Hamilton - Individually

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Elizabeth Hamilton in her individual capacity and Elizabeth Hamilton, whose name as Executor of the Estate of Anne Caley Hamilton, 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, she, in her individual capacity and as such Executor, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 11th day of April, 2024.




NOTARY PUBLIC

My Commission Expires: 08/21/2027

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

Grantor's Name Estate of Anne Caley Hamilton
 Mailing Address 360 Church Street
Montevallo, AL 35115

Grantee's Name Taylor Amy Cote
 Mailing Address 1508 8th Court West
Birmingham, AL 35208

Property Address 255 Crestview Drive
Montevallo, AL 35115

Date of Sale 04/11/2024

Total Purchase Price \$ 325,000

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 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 4-11-24

Print Elizabeth Hamilton

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/26/2024 12:39:40 PM
 \$159.00 BRITTANI
 20240426000122410

Allen S. Boyd

Form RT-1