



20240522000152440 1/3 \$317.50
 Shelby Cnty Judge of Probate, AL
 05/22/2024 03:38:42 PM FILED/CERT

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS that for and in consideration of the sum of ONE HUNDRED DOLLARS (\$100.00) and other good and valuable consideration, this day paid to Debra A Cody, a single woman, (hereinafter the "GRANTOR") of 1113 Berwick Road, Hoover, AL 35242, the receipt of which is hereby acknowledged, the GRANTOR, does hereby give, grant, bargain, sell and convey unto Amy S. Adams, a married woman, and Christa Plaia, a married woman, (hereinafter the "GRANTEES") as tenants-in-common, the following described real property to wit:

Lot 174A. according to aa Re-Survey of Lots 129 thru 178 Greystone Ridge Garden Homes, recorded in Map Book 17, Page 28 in the Probate Office of Shelby County, Alabama.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. Ad Valorem taxes which may be due now or subsequent hereto;
2. Any applicable zoning ordinances;
3. Easements, restrictions, reservations, right of way and set back lines of record;
4. Mineral and mining rights not owned by the GRANTOR;
5. Greystone Multifamily Declaration of Covenants, Conditions and Restrictions as recorded in Real 316, Page 239, as amended by First Amendment recorded in Real 319, Page 238, Second Amendment as recorded in Real 336, Page 281, Third;

TO HAVE AND TO HOLD, to the said GRANTEES, as tenants-in-common, and to their heirs and assigns, together with every contingent remainder and right of reversion.

I, the GRANTOR, do for myself and for my heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of the said premises, that they are free from all encumbrances, except as aforementioned, and that I have a good right to sell and convey the same as aforesaid, that I, and my 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, GRANTOR has hereunto set their hand and seal this the 22, day of MAY, 2024.

Shelby County, AL 05/22/2024
 State of Alabama
 Deed Tax: \$289.50



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Debra Cody
Debra Cody

STATE OF ALABAMA
COUNTY OF JEFFERSON

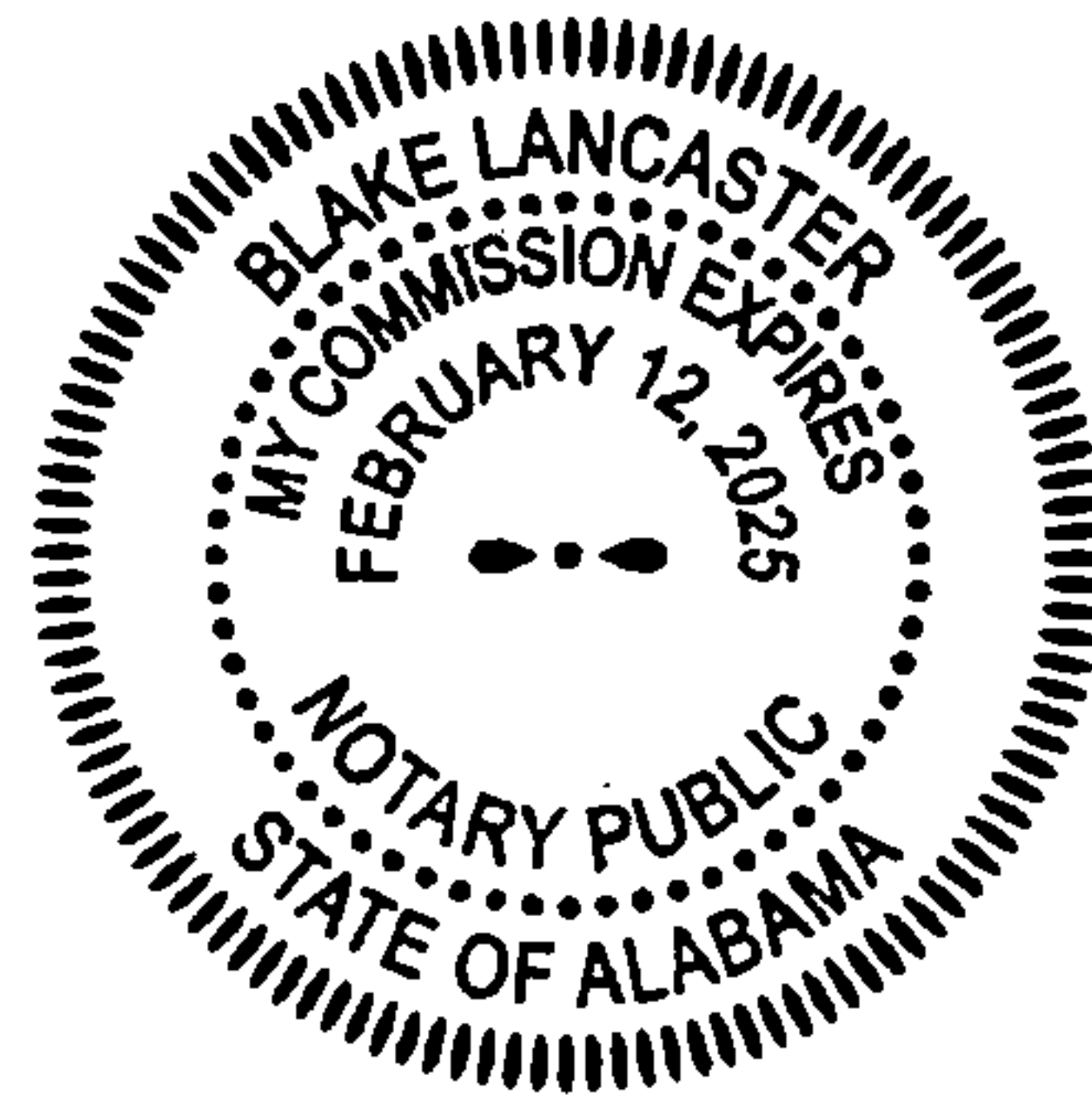
I the undersigned Notary Public in and for said County and State, hereby certify that Debra Cody whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22, day of MAY, 2024.

Blake Lancaster
Notary Public
My commission Expires: 2-12-25

Prepared by

Debra Cody
1113 Berwick Rd
Birmingham, AL
35226



Real Estate Sales Validation Form

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

Grantor's Name Debra Cody
Mailing Address 1113 Berwick Rd
Birmingham, AL 35242

Grantee's Name Amy Adams
Mailing Address 668 Preserve Way
Birmingham, AL 35226

Property Address 1113 Berwick Rd
Birmingham, AL 35242

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 289,100

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
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 a

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

Print Debra A Cody

Unattested

Sign (Grantor/Grantee/Owner/Agent) circle one

(verified by)

