



20241105000344420 1/3 \$203.00
Shelby Cnty Judge of Probate, AL
11/05/2024 08:34:22 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:
Amy Mirabito Callahan
1190 Inverness Cove Way
Birmingham, AL 35242

STATE OF ALABAMA

)

GENERAL WARRANTY DEED

:

COUNTY OF SHELBY

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Fifty One Thousand and 00/100 (\$351,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned, **Dennis Reid, as Personal Representative of the Estate of Justin Dennis Reid, deceased, Probate Case #2022-000990** (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, **Amy Mirabito Callahan** (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby** State of Alabama, to-wit:

Lot 66A, according to the Survey of Final Plat of Residential Subdivision of Inverness Cove, Phase 2, Resurvey #1, as recorded in Map Book 36, Page 110 A & B, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2025 and subsequent years not yet due and payable until October 1, 2025

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

\$176,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, her heirs and assigns in fee simple, forever.

Shelby County, AL 11/05/2024
State of Alabama
Deed Tax: \$175.00

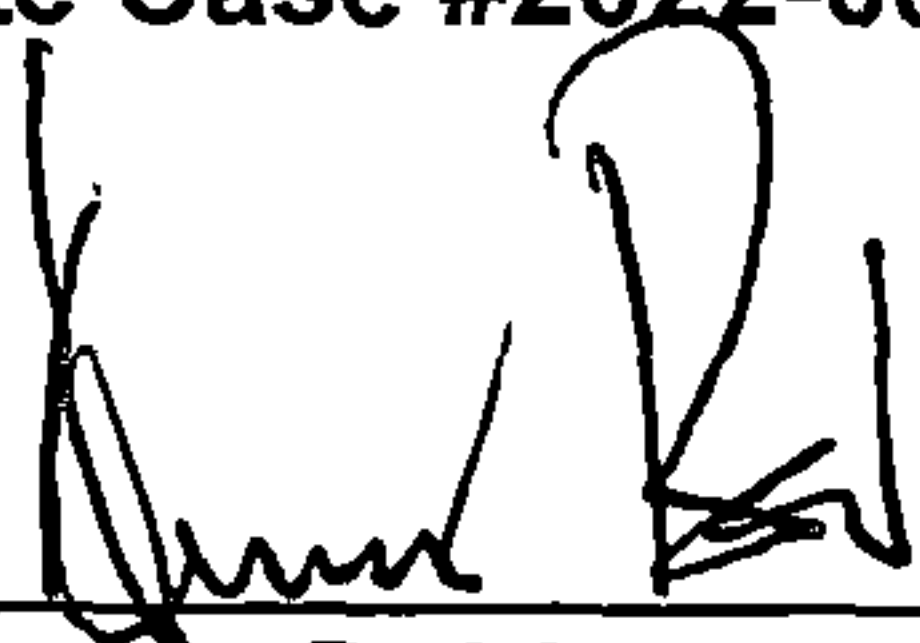


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AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate 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 GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has by and through its duly authorized Administrator hereunto set his hand and seal this the **25th** day of **October, 2024**.

**Estate of Justin Dennis Reid, deceased,
Probate Case #2022-000990**

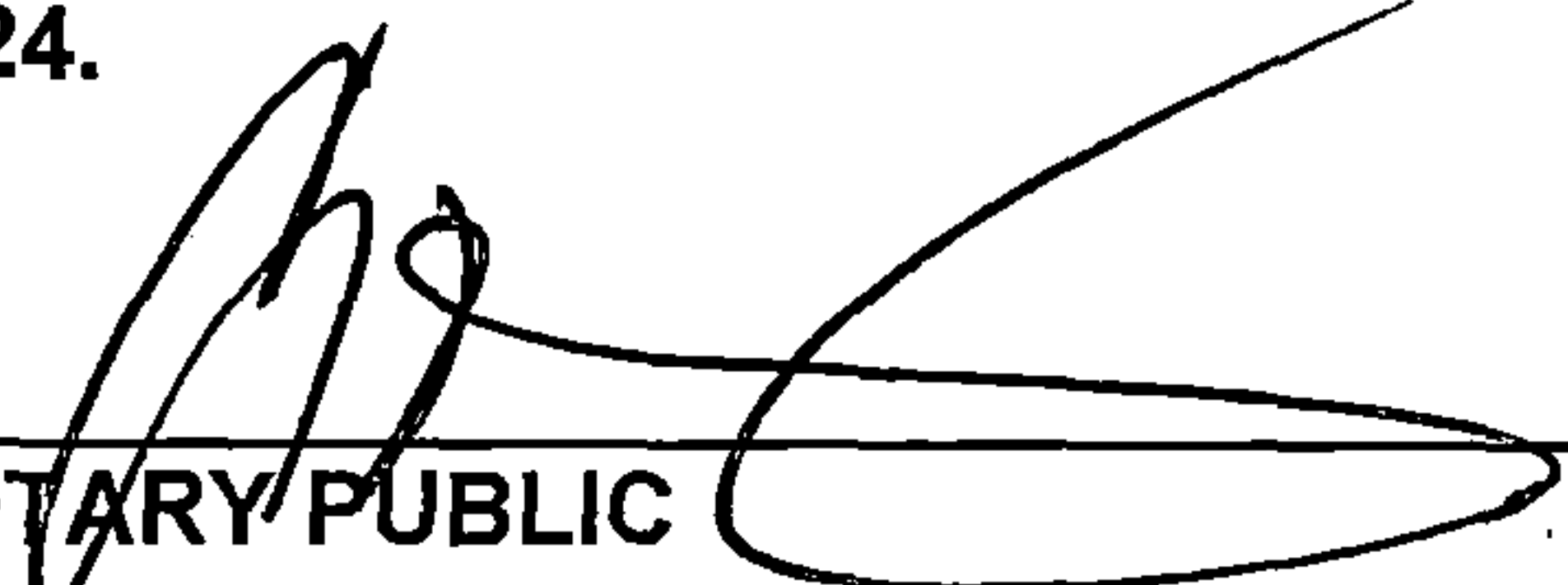
By: 

Dennis Reid
as Personal Representative

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Dennis Reid, whose name as Personal Representative of the Estate of Justin Dennis Reid, deceased, Probate Case #2022-000990, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Personal Representative and with full authority, signed the same voluntarily for and as the act of said Estate.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25th day of October, 2024.



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 Estate of Justin Dennis Reid,
deceased, Probate Case
#2022-000990

Grantee's Name Amy Mirabito Callahan

Mailing Address 2801 Riverview Rd, Apt 5103
Birmingham, AL 35242

Mailing Address 1190 Inverness Cove Way
Hoover, AL 35242

Property Address 1190 Inverness Cove Way
Hoover, AL 35242

Date of Sale October 25, 2024



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Total Purchase Price \$ 351,000.00

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
☐ 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 _____

Estate of Justin Dennis Reid, deceased,
Probate Case #2022-000990
Print Dennis Reid, Personal Representative

Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one