

Prepared by:  
Hill Gossett Kemp PC  
2603 Moody Parkway Suite 200  
Moody, AL 35004  
File No.: 2024-224

Send Tax Notice To:  
Abrea Atkins and Michaela Atkins  
16 Red Fox Dr  
Pelham AL 35124

## GENERAL WARRANTY DEED

State of Alabama  
County of St. Clair

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of TWO HUNDRED FIFTY SIX THOUSAND AND 00/100 Dollars (\$256,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, Ramona Maria Cox Stokes(1/5 interest), a single woman, Charles David Allison(1/5 interest), a single man, Alessa Renee Cox McCormick(1/5 interest), a married woman, Sherry Diane Cox Crauswell(1/5 interest), a single woman, Beverly Michelle York(1/10 interest), a single woman, and Stephen Douglas York(1/10 interest), a single man(herein referred to as GRANTOR, whether one or more) does hereby grant, bargain, sell and convey unto Abrea Atkins, a single woman and Michaela Atkins, a single woman(herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, AL to-wit:

Lot 16, according to the Survey of Hunter's Glen, as recorded in Map Book 6, page 56 in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:** (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any

**NOTE:** \$243,200.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

**NOTE:** This property is NOT the homestead of the Grantor or her spouse as defined by the Code of Alabama.

**NOTE:** Subject property is one and the same as property conveyed in deeds recorded in Deed Book 342, page 117, Shelby Real 5, page 354, Instrument 1996-27268, Instrument 20221006000382350 and Instrument 20221123000431660

**TO HAVE AND TO HOLD**, to the said GRANTEE, its heirs, executors and assigns forever.

And said GRANTOR does for itself, its heirs, executors and assigns, covenant with said GRANTEE, its heirs, executors, and assigns forever, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its heirs, executors, and assigns shall, forever warrant and defend the same to the said GRANTEE, his, her, or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s), 9 day of January, 2025.

Ramona Maria Cox Stokes  
Ramona Maria Cox Stokes

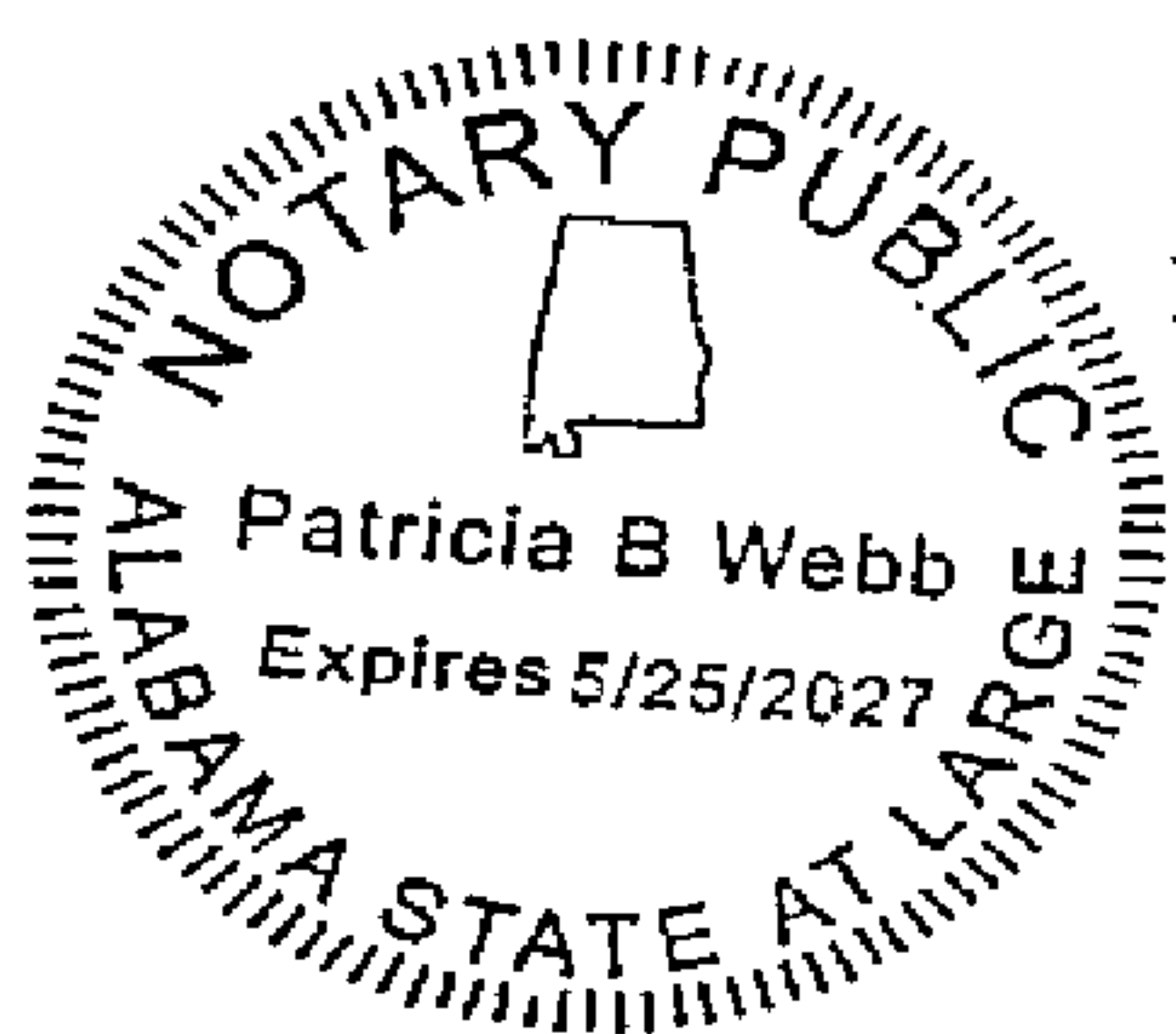
Alessa Renee Cox McCormick  
Alessa Renee Cox McCormick

State of Alabama  
County of St. Clair

I, Patricia B Webb, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ramona Maria Cox Stokes, Alessa Renee Cox McCormick, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily for and as his/her/their act on the day the same bears date.

9<sup>th</sup> JH PW

Given under my hand and official seal this 10<sup>th</sup> day of January, 2025.



Patricia B Webb  
Notary Public: \_\_\_\_\_  
My Commission Expires: 5<sup>th</sup> 20 27

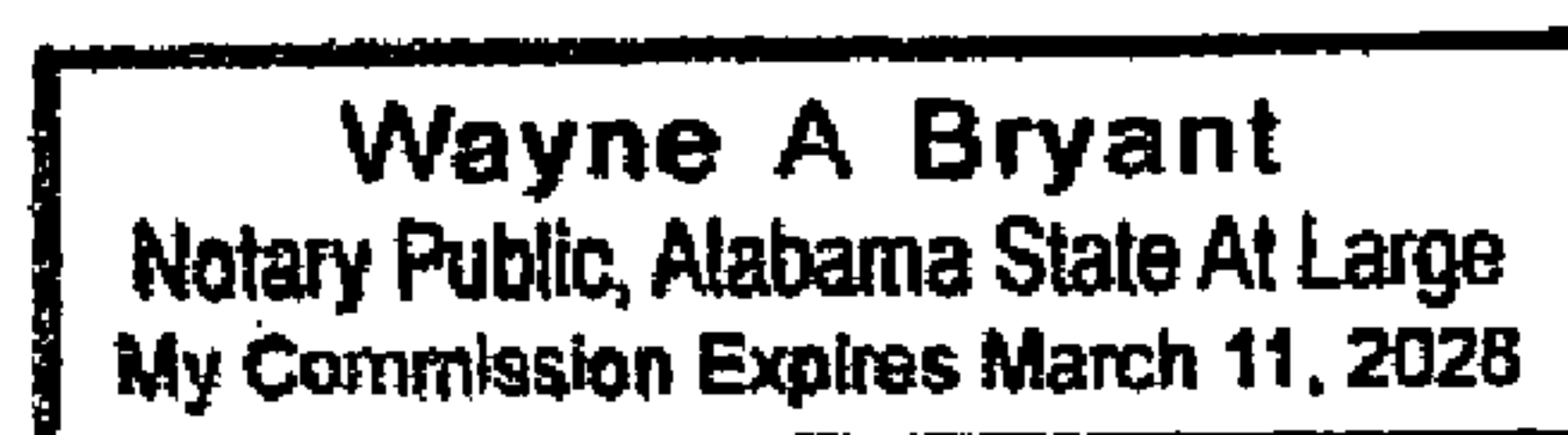
Charles David Allison  
Charles David Allison

State of Alabama  
County of WALKER

I, WAYNE A BRYANT, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles David Allison, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily for and as his/her/their act on the day the same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of January, 2025.

Notary Public: [Signature]  
My Commission Expires: 03-11 2028



Sherry Diane Cox Crauswell  
Sherry Diane Cox Crauswell

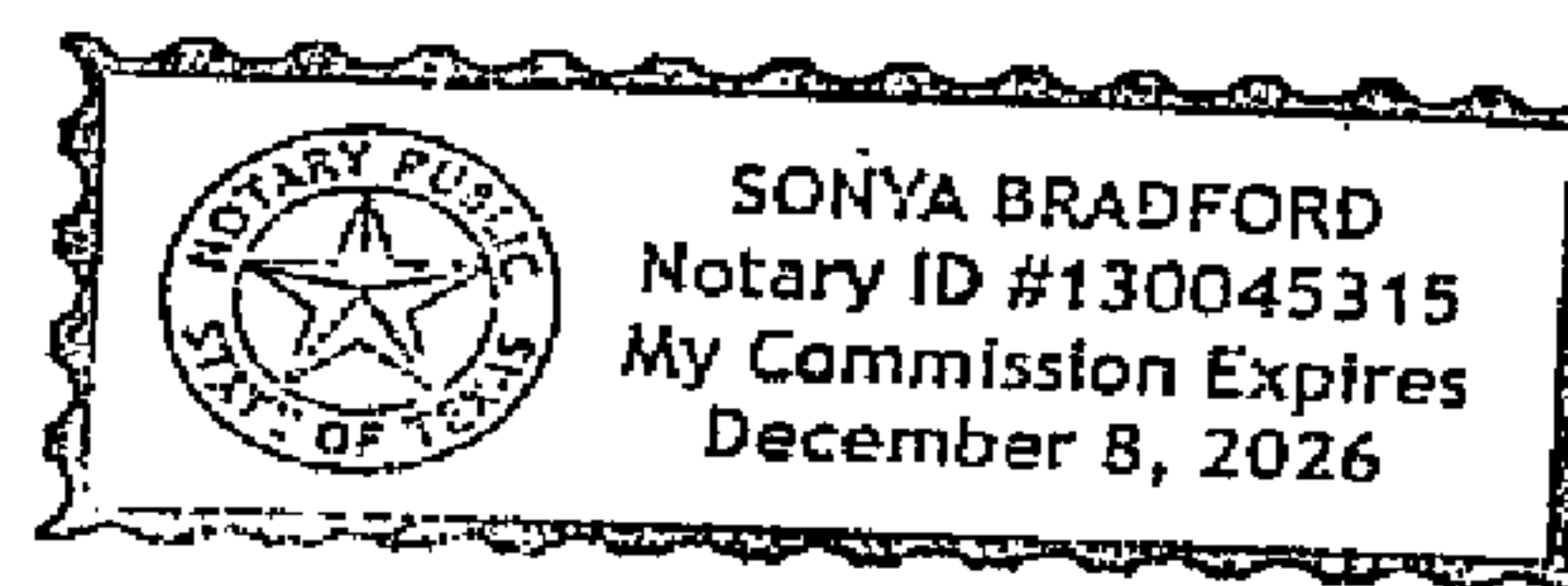
State of Texas  
County of Baker

I, SONYA BRADFORD, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sherry Diane Cox Crauswell, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily for and as his/her/their act on the day the same bears date.

Given under my hand and official seal this 8 day of January, 2025.

Notary Public:

My Commission Expires: 12/08 2026



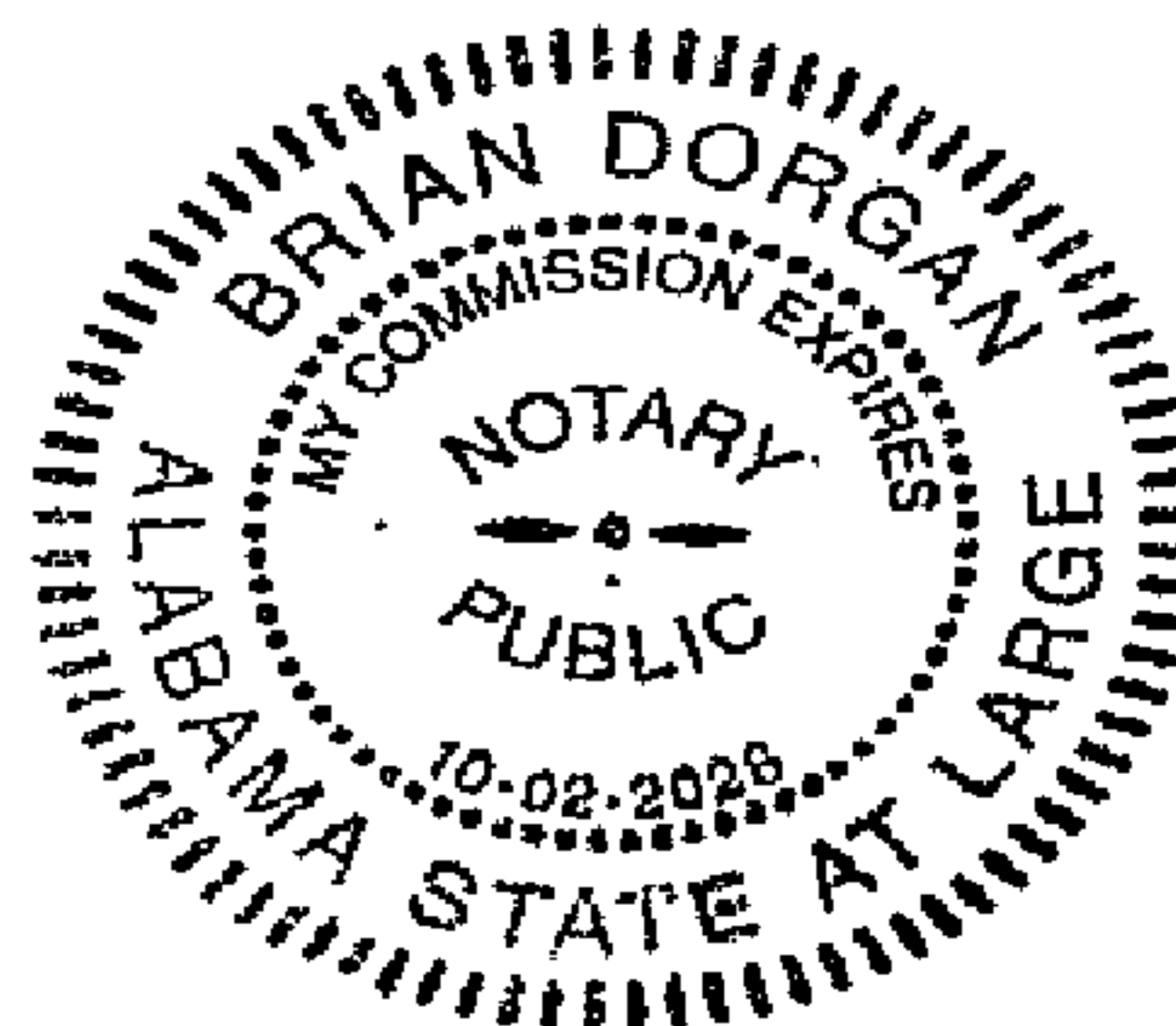
Beverly Michelle York  
Beverly Michelle York

State of ALABAMA  
County of MOBILE

I, Brian DORGAN, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Beverly Michelle York, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily for and as his/her/their act on the day the same bears date.

Given under my hand and official seal this 7 day of January, 2025.

Notary Public: Brian Dorgan  
My Commission Expires: 10/02 2028



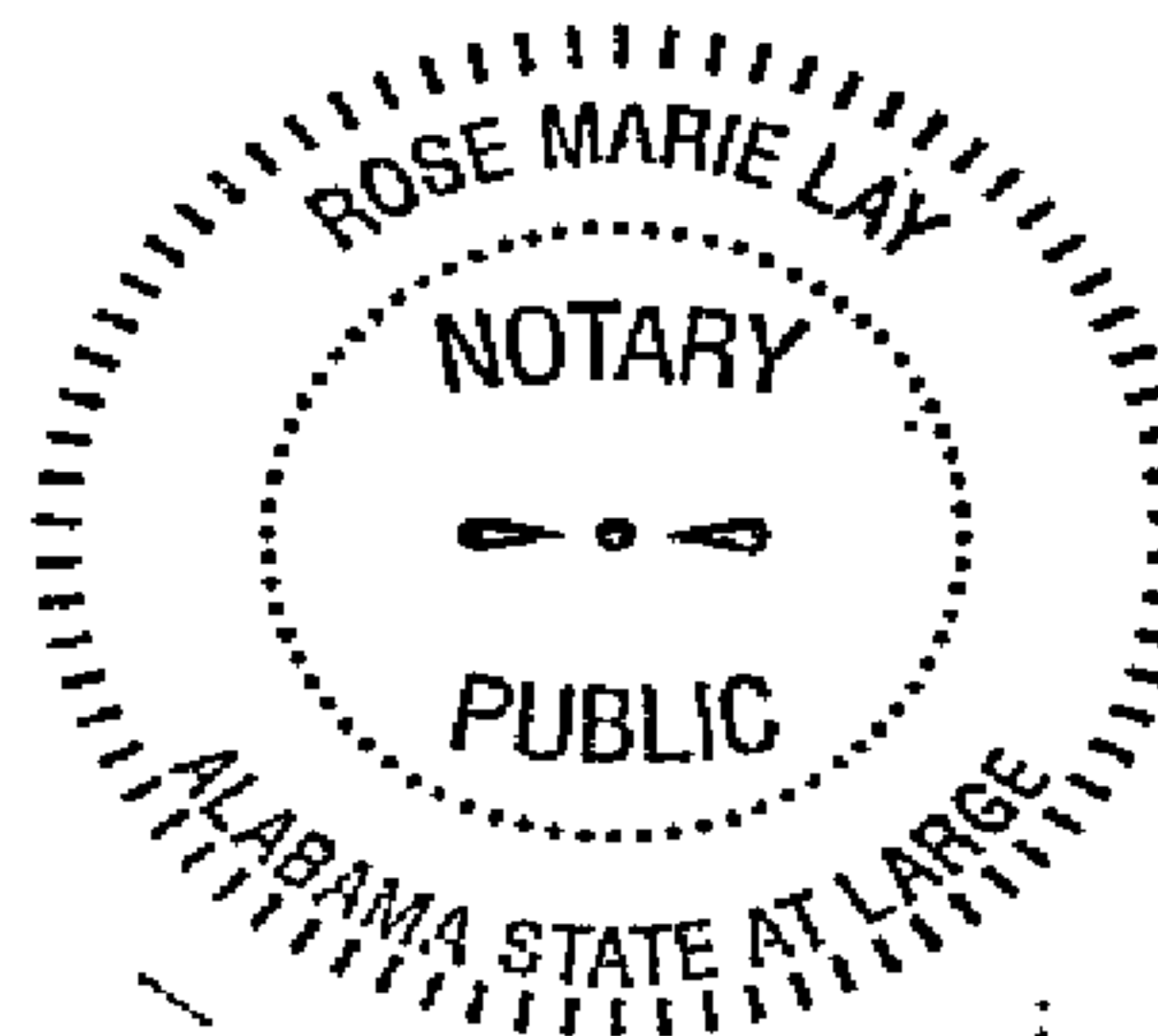
Stephen Douglas York  
Stephen Douglas York

State of Alabama  
County of Walker

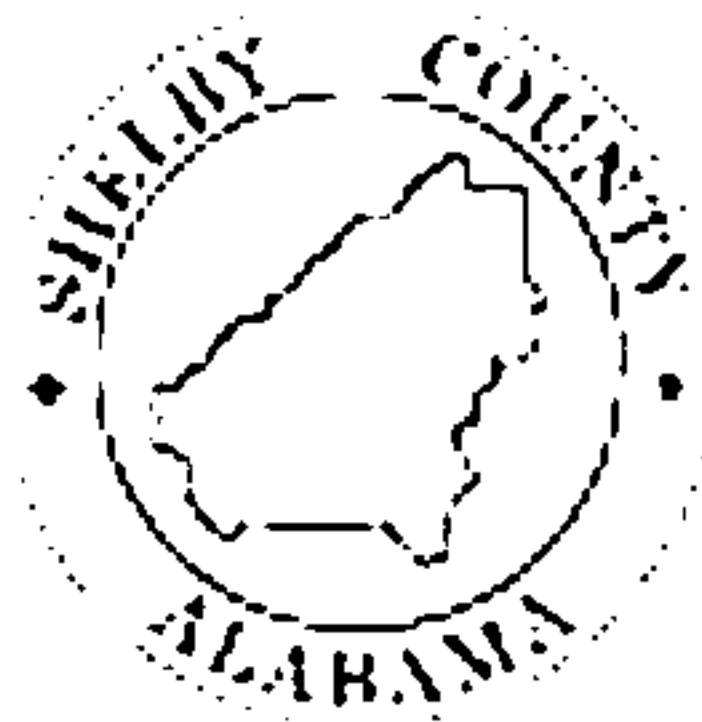
I, Rose Marie Lay, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Stephen Douglas York, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily for and as his/her/their act on the day the same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of January, 2025.

Notary Public: Rose Marie Lay  
My Commission Expires: 20  
Rose Marie Lay NSA  
My Commission Expires 3/7/2028







Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/13/2025 01:09:26 PM  
 \$53.00 JOANN  
 20250113000011930

*Alison S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name Ramona Maria Cox Stokes, Charles David Allison, Alessa Renee Cox McCormick, Sherry Diane Cox Crauswell, Beverly Michelle York, and Stephen Douglas York  
 Mailing Address See Below

Grantee's Name Abrea Atkins and Michaela Atkins  
 Mailing Address 16 Red Fox Dr  
 Pelham AL 35124

Property Address 16 Red Fox Drive  
 Pelham, AL 35124

Date of Sale 1/11/25  
 Total Purchase Price \$256,000.00  
 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  
☐ 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 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 1-9-25 Print: Ramona Maria Cox Stokes, Charles David Allison, Alessa Renee Cox McCormick, Sherry Diane Cox Crauswell, Beverly Michelle York, and Stephen Douglas York

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one