

**This instrument prepared by:**  
Michael Galloway, Esq.  
3500 Blue Lake Drive, Suite 320  
Birmingham, AL 35223

**SEND TAX NOTICE TO:**  
Jeff Cook  
2501 Stonecreek Trail  
Helena, AL 35080

**GENERAL WARRANTY DEED**

**STATE OF ALABAMA** )

**SHELBY COUNTY** )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Twenty Thousand And No/100 Dollars (\$120,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, The Estate of Michael Roubidoux, Deceased, (Talladega County Probate Case # PC-2023-334), (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jeff Cook (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

The NW 1/4 of the SE 1/4 of the NW 1/4, Section 27, Township 20 South, Range 4 West, Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

**Michael Roubidoux, grantee in that certain Corrective Clerk's Deed recorded in Inst # 20200124000033180, Probate Records of Shelby County, Alabama, died on or about July 3, 2023.**

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 6<sup>th</sup> day of February, 20 25.

The Estate of Michael Roubidoux, Deceased, (Talladega County Probate Case # PC-2023-334)

BY: Kayla Roubidoux Emmons  
Kayla Roubidoux Emmons  
Personal Representative

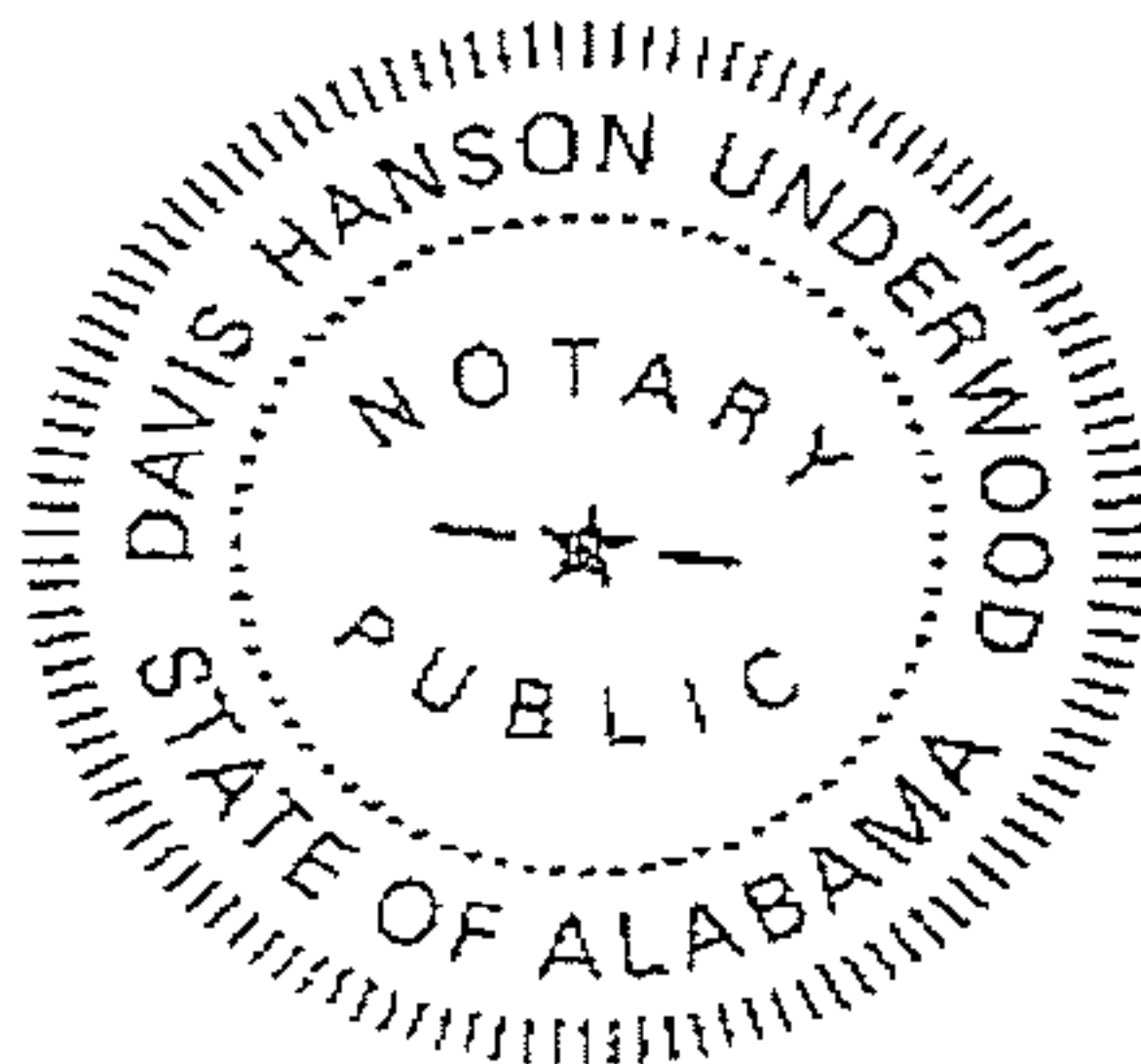
STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kayla Roubidoux Emmons whose name as Personal Representative for The Estate of Michael Roubidoux, Deceased, (Talladega County Probate Case # PC-2023-334) 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 he/she executed the same voluntarily and in his/her capacity as Personal Representative on the day the same bears date.

Given under my hand and official seal on 6<sup>th</sup> day of February, 20 25.

[Signature]  
Notary Public  
My commission expires:

My Commission Expires  
July 24, 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	The Estate of Michael Roubidoux, Deceased (Talladega County Probate Case # PC-2023-334)	Grantee's Name	Jeff Cook
Mailing Address	50 Woods Ferry Rd Lincoln, AL 35096	Mailing Address	2501 Stonecreek Trail Helena, AL 35080
Property Address	375, 385, & 445 Roubidoux Road Helena, AL 35022	Date of Sale	February 7, 2025
		Total Purchase Price	\$120,000.00
		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**

**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.

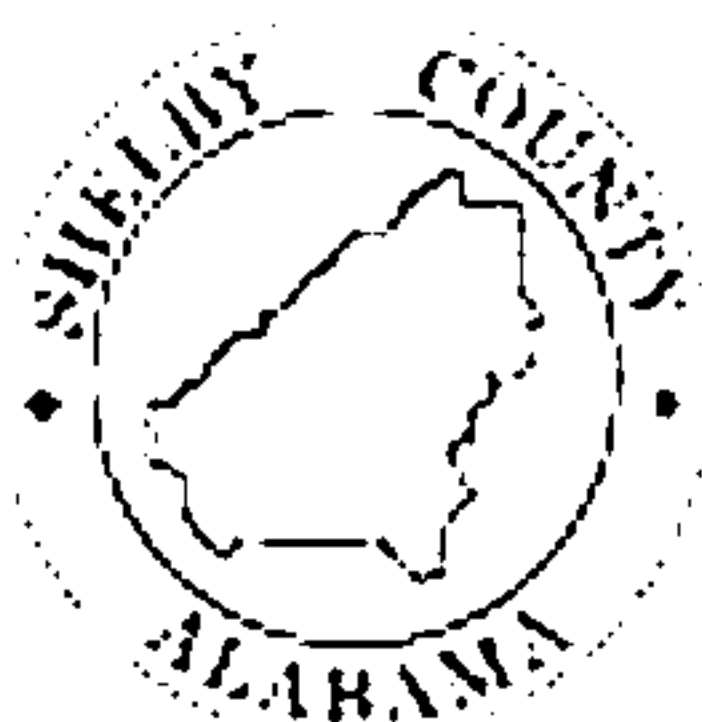
**Actual Value** - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: February 7, 2025

Sign \_\_\_\_\_  
 Agent



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**02/10/2025 01:02:42 PM**  
**\$148.00 BRITTANI**  
**20250210000039720**

*Allen S. Bayl*