

THIS INSTRUMENT PREPARED BY:

R. Timothy Estes, Esq.
Raymond Capital, LLC.
4226 Marden Way
Vestavia, AL. 35242

SEND TAX NOTICE TO:

Niyoka Denise Cook
612 Koslin Court
Calera, AL. 35040

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of **Three Hundred One Thousand and 00/100 (\$301,000.00) Dollars** and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTOR, the receipt and sufficiency whereof is acknowledged,

D.R. Horton, Inc. – Birmingham (herein referred to as GRANTOR, whether one or more) does, grant, bargain, sell and convey unto

Niyoka Denise Cook (herein referred to as GRANTEE, whether one or more), all of its right, title and interest in and to that certain real estate situated in **Shelby County, Alabama**, to-wit:

Lot 57, according to the Final Plat of Koslin Farms Phase 3, as recorded as Instrument Number 20240529000159330 in Map Book 60, Page 3, in the Office of the Judge of probate of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to: current taxes not yet due and payable, conditions, covenants, easements and restrictions of record.

\$293,939.00 of the consideration was paid from a mortgage loan. The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

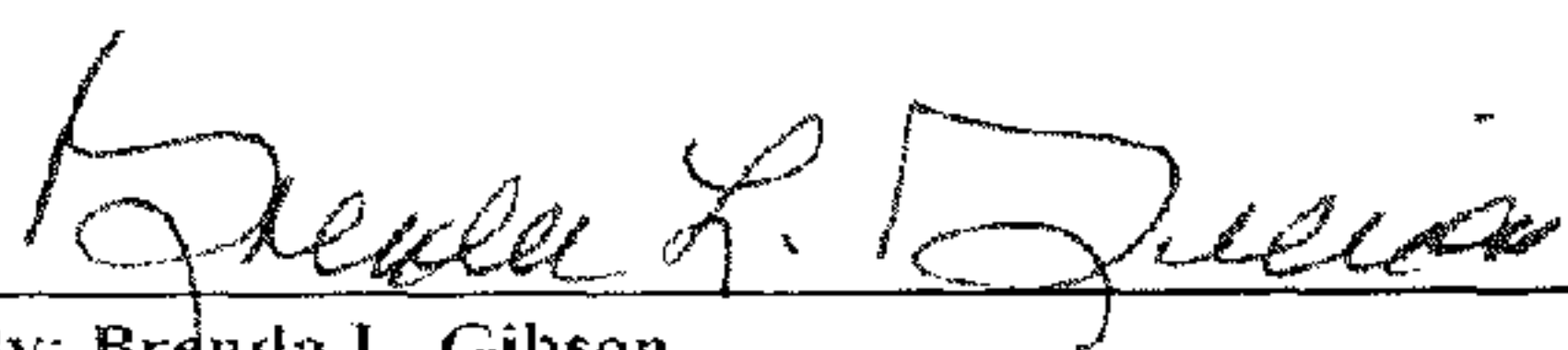
TO HAVE AND TO HOLD the Property, together with all and singular, the rights, members, privileges, tenements, improvements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining; subject, however, to the matters to which reference herein made, unto the said GRANTEE, her/his heirs and assigns forever.

By acceptance of this Deed, Grantees hereby covenant and agree for themselves and their heirs and assigns that the Grantor shall not be liable for, and no action shall be asserted against Grantor for loss or damage on account of injuries to the property conveyed herein or to any buildings, improvements, or structures now or hereafter located upon the Property, or on account of past or future injuries to any owner, occupant or other person in or upon the property, which are caused by, or arise as a result of soil and/or subsurface conditions, known or unknown (including, without limitation, underground mines, sinkholes or other geological formations, deposits or conditions) under or on said property or any other property now or hereafter owned by Grantor, whether contiguous or non-contiguous to the Property sold hereunder. This covenant and agreement shall run with the land conveyed hereby as against Grantee, and all persons or entities holding under or through Grantee.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said GRANTOR by its Assistant Secretary who is authorized to execute this conveyance, has hereto set his/her signature and seal this the 17th day of March 2025.

D. R. HORTON, INC. – BIRMINGHAM

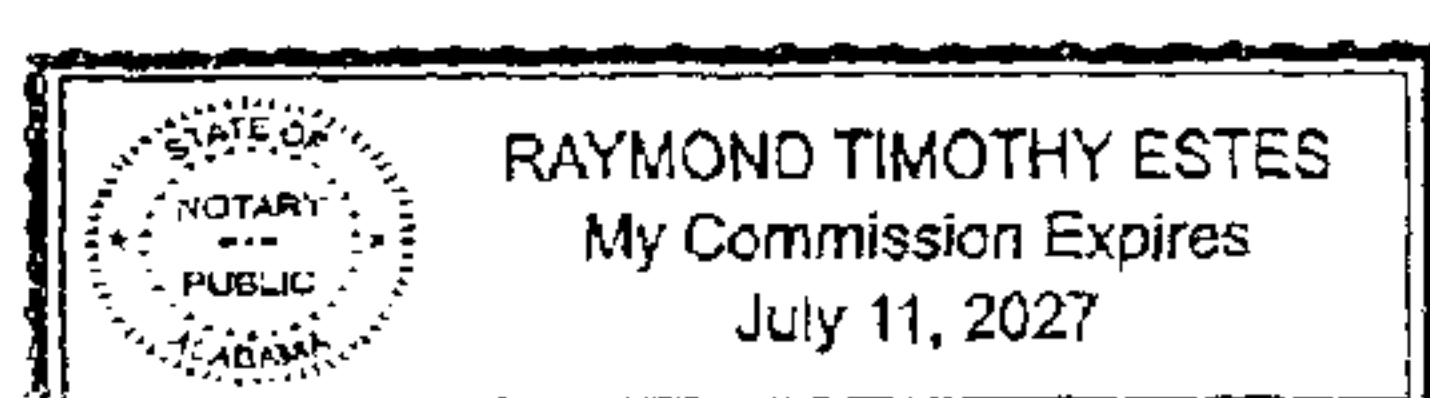

By: Brenda L. Gibson
Its: Assistant Secretary

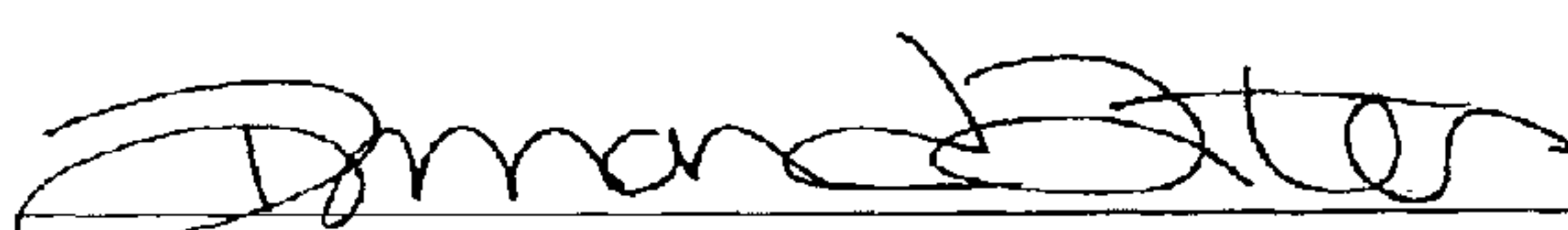
STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Brenda L. Gibson** whose name as Assistant Secretary of **D. R. HORTON, INC. - BIRMINGHAM**, a corporation, 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, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of March 2025.




Notary Public – R. Timothy Estes
My Commission Expires: 07/11/27

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

Grantor's Name D. R. Horton, Inc. - Birmingham Grantee's Name Niyoka Denise Cook
 Mailing Address 2188 Parkway Lake Drive Mailing Address 612 Koslin Court
Hoover, AL. 35244 Calera, AL. 35040
 Property Address 612 Koslin Court Date of Sale March 17, 2025
Calera, AL. 35040
 Total Purchase Price \$301,000.00
 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 ☐ 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 March 17, 2025

Print D.R. Horton, Inc. - Birmingham

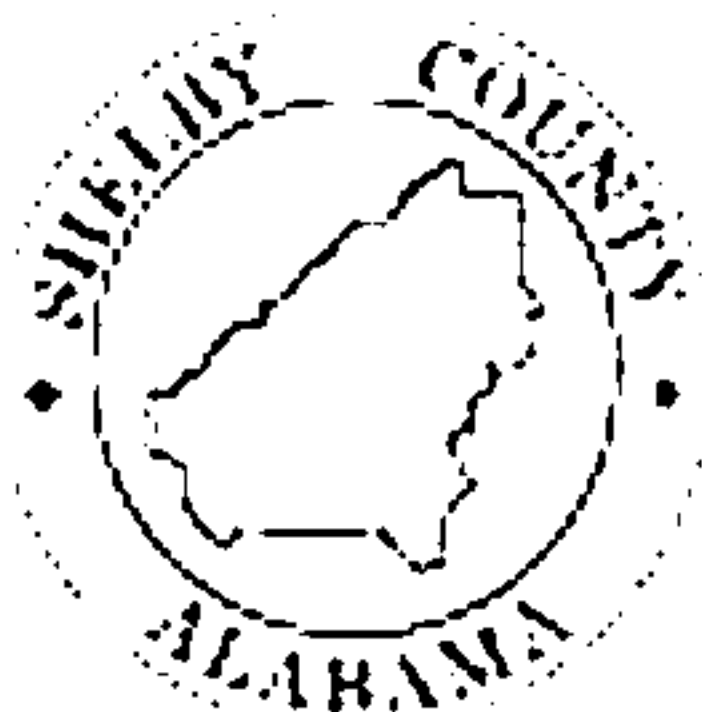
By: Brenda L. Gibson, Assistant Secretary

☐ Unattested

(Verified by) _____

Sign

Brenda L. Gibson
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/19/2025 12:55:54 PM
\$32.50 BRITTANI
20250319000081510

Allen S. Bayl