

FILE NO: CW-25-207

Tax Notice To: Uplift Homes, LLC

STATE OF ALABAMA)
COUNTY OF SHELBY)

107 Brookholme Way
Pelham, AL 35124

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED NINETY THOUSAND AND 00/100 U.S. DOLLARS (\$190,000.00) and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Chad M. Cottrell, as Personal Representative of the Estate of Shelby Jean Cottrell, deceased, Probate Case No. PR-2023-001101 (hereinafter referred to as "GRANTOR"), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey Uplift Homes, LLC, an Alabama Limited Liability Company (hereinafter referred to as "GRANTEE"), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 244, according to the Survey of The Lakes at Hidden Forest Phase 2, as recorded in Map Book 27, Page 122 A&B, in the Probate Office of Shelby County, Alabama.

*This is not homestead of the Grantor.

*Commonly known 105 Dallas Lane, Montevallo, AL 35115

*Parcel No. 27-7-35-0-004-065.000

*Mortgage being recorded simultaneously in the amount of \$171,000.00

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, then to the heirs and assigns of the GRANTEE, forever.

AND SAID GRANTORS, for said GRANTOR, GRANTORS' 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; and that GRANTOR will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR, by and through the undersigned has hereunto set their hand and seal this the 3rd of April, 2025.

Chad M. Cottrell, personal representative of
the Estate of Shelby Jean Cottrell deceased
Probate Case # PR-2023-001101

Chad M. Cottrell, as Personal Representative of the
Estate of Shelby Jean Cottrell, deceased,
Probate Case No. PR-2023-001101

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Chad M. Cottrell, as Personal Representative of the Estate of Shelby Jean Cottrell, deceased, Probate Case No. PR-2023-001101, 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, executed the same voluntarily.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this, the 3rd day of April, 2025.

NOTARY PUBLIC
My Commission Expires:

ALLISON'S MCWILLIAMS
Notary Public
Alabama State at Large

THIS INSTRUMENT PREPARED BY:
Brian M. Cloud
Cloud & Willis, LLC
3928 Monclair Road Suite 227
Birmingham, Alabama 35213
205-322-6060

EXHIBIT A
Legal Description

Lot 244, according to the Survey of The Lakes at Hidden Forest Phase 2, as recorded in Map Book 27, Page 122 A&B, in the Probate Office of Shelby County, Alabama.

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

ESTATE OF SHELBY JEAN			
Grantor's Name	<u>COTTRELL and</u>	Grantee's Name	<u>UPLIFT HOMES, LLC and</u>
Mailing Address	<u>105 Dallas Lane</u> <u>Montgomery, AL 35115</u>	Mailing Address	<u>107 Brookhollow Way</u> <u>Pelham, AL 35124</u>
Property Address	<u>105 Dallas Lane</u> <u>Montevallo, AL 35115</u>	Date of Sale	<u>04/03/2025</u>
		Total Purchase Price	<u>190,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 04/03/2025

Print Kimona Tolbert

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Date 04/03/2025

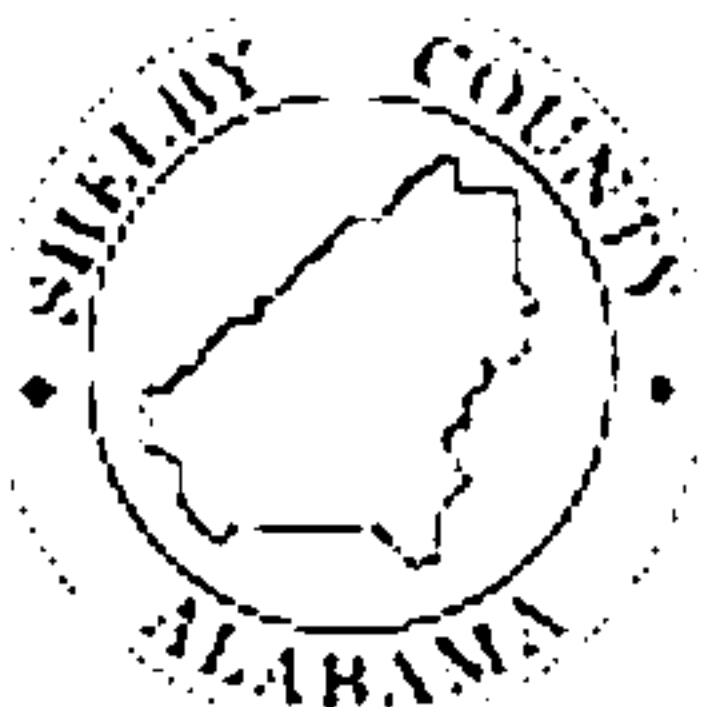
Print _____

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/14/2025 11:36:21 AM
\$47.00 PAYGE
20250414000110210

Alvin S. Bayl