

SEND TAX NOTICE TO:

Gilbert B. Covey, Jr. and Donna Garrett Covey
10133 Carolynne Drive
St. Louis, MO 63128

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
TITLE NOT EXAMINED

WARRANTY DEED

Tax Assessor's Market Value
\$378,100.00

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **One Dollar and 00/100 (\$1.00)** and other good and valuable consideration, in hand paid to the undersigned, **Gilbert B. Covey, Jr., a married man**, whose address is **10133 Carolynne Drive, St. Louis, MO 63128**, (hereinafter "Grantor", whether one or more), by **Gilbert B. Covey Jr. and Donna Garrett Covey**, whose address is **10133 Carolynne Drive, St. Louis, MO 63128**, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Gilbert B. Covey, Jr. and Donna Garrett Covey, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **436 Perkins Landing Cove, Columbiana, AL 35051** to-wit:

Lot 15, according to survey of Perkins Landing Sectors 1 & 2, a Condominium, in Shelby County, Alabama, as established by that certain Declaration of Condominium as recorded in Instrument 2000-24647, and Articles of Incorporation of Perkins Landing Residential Association, Inc., as recorded in Instrument 2000-24648 in the Probate Office of Shelby County, Alabama, together with an undivided 1/51 interest in the common elements of Perkins Landing Sectors 1 & 2, a Condominium, as set out in the Declaration of Condominium and according to the survey of Perkins Landing Sectors 1 & 2, a Condominium, recorded in Map Book 27, page 33, and that certain Resurvey of Lots 14, 15, 28, 29 and Common Area E as recorded in Map 27, page 130 and that certain resurvey of Lot 15 and Common Area E of a Resurvey of Lots 14, 15, 28, 29 and Common Area "E" Perkins Landing Sector 2 as recorded in Map Book 36, Page 54, in the Probate Office of Shelby County, Alabama.


This herein descibed property does not constitute the homestead of the Grantor nor that of his spouse.

This instrument is being prepared without the benefit of title.

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. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that 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.

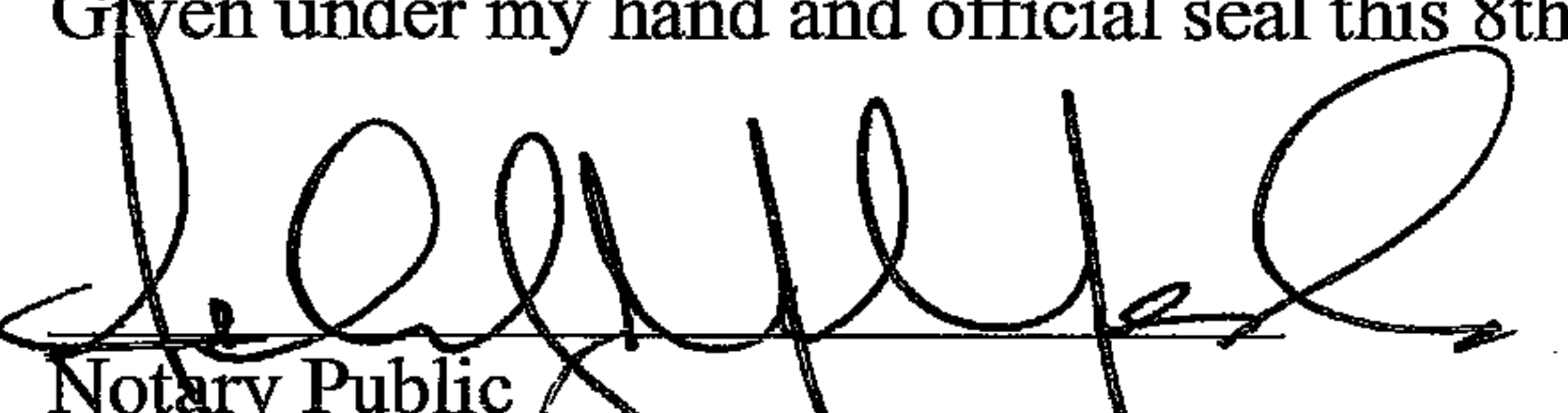
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 8th day of August, 2025.


Gilbert B. Covey, Jr.

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Gilbert B. Covey, Jr. whose name 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 executed the same voluntarily on the day the same bears date.

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


Notary Public
Printed Name: Ashley McMeekin
My Commission Expires: May 3, 2028



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

Grantor's Name Gilbert B. Covey, Jr.
 Mailing Address 10133 Carolynne Drive
St. Louis, MO 63128

Grantee's Name Gilbert B. Covey, Jr and Donna Garrett Covey
 Mailing Address 10133 Carolynne Drive
St. Louis, MO 63128

Property Address 436 Perkins Landing Cove
Columbiana, AL 35051

Date of Sale 08/08/2025
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 378,100.00

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

Assessor's Value-#20 7 36 0 003 015.000

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 08/08/2025

Print Gilbert B. Covey, Jr.

 Unattested

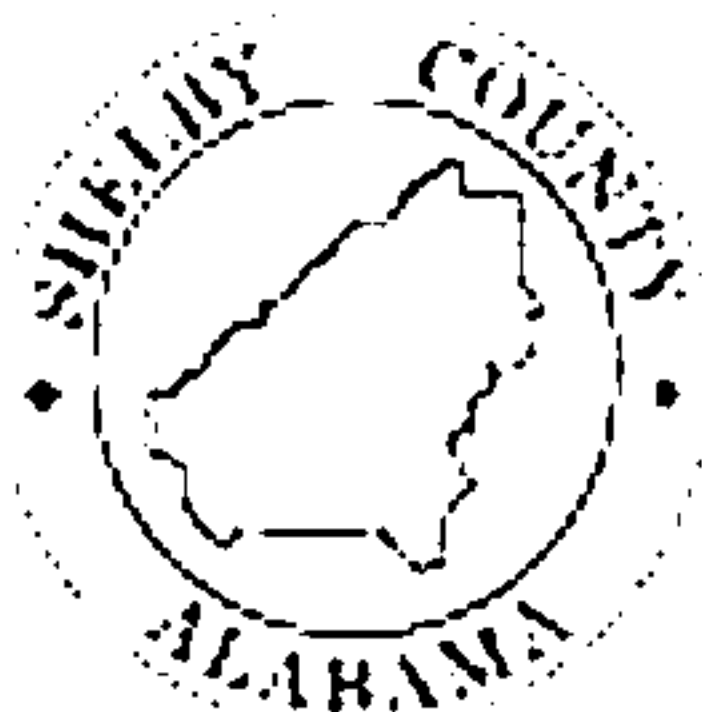
(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/11/2025 08:09:17 AM
 \$406.50 KELSEY
 20250811000242910

Alex S. Bayl