

**SEND TAX NOTICE TO:**

Helen Cobb, Rebecca Cobb Bush, and  
Susan Elaine Templin  
15 Silver Lane  
Alabaster, Alabama 35007

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **TEN AND 00/100 DOLLARS (\$10.00)**, and other good and valuable consideration, in hand paid to the undersigned, **Helen Cobb, an unmarried woman**, whose address is 15 Silver Lane, Alabaster, AL 35007, (hereinafter "Grantor", whether one or more), by **Helen Cobb, Rebecca Cobb Bush, and Susan Elaine Templin**, whose address is 15 Silver Lane, Alabaster, Alabama 35007, (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 **Helen Cobb, Rebecca Cobb Bush, and Susan Elaine Templin, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **15 Silver Lane, Alabaster, AL 35007** to-wit:

**Lot 10, Camp Branch Estates, as recorded in Map Book 9, Page 76, in the Probate Office of Shelby County, Alabama.**

**Helen Cobb is the surviving grantee under that certain deed recorded on 09/14/2004 in Instrument No. 20040914000510090, in the Probate Office of Shelby County, Alabama; the other grantee William Cobb, having died on or about the 31<sup>st</sup> day of December, 2012.**

**Helen Cobb is one and the same person as Helen F. Cobb and Helen Frances Cobb.**

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 30th day of September, 2025.

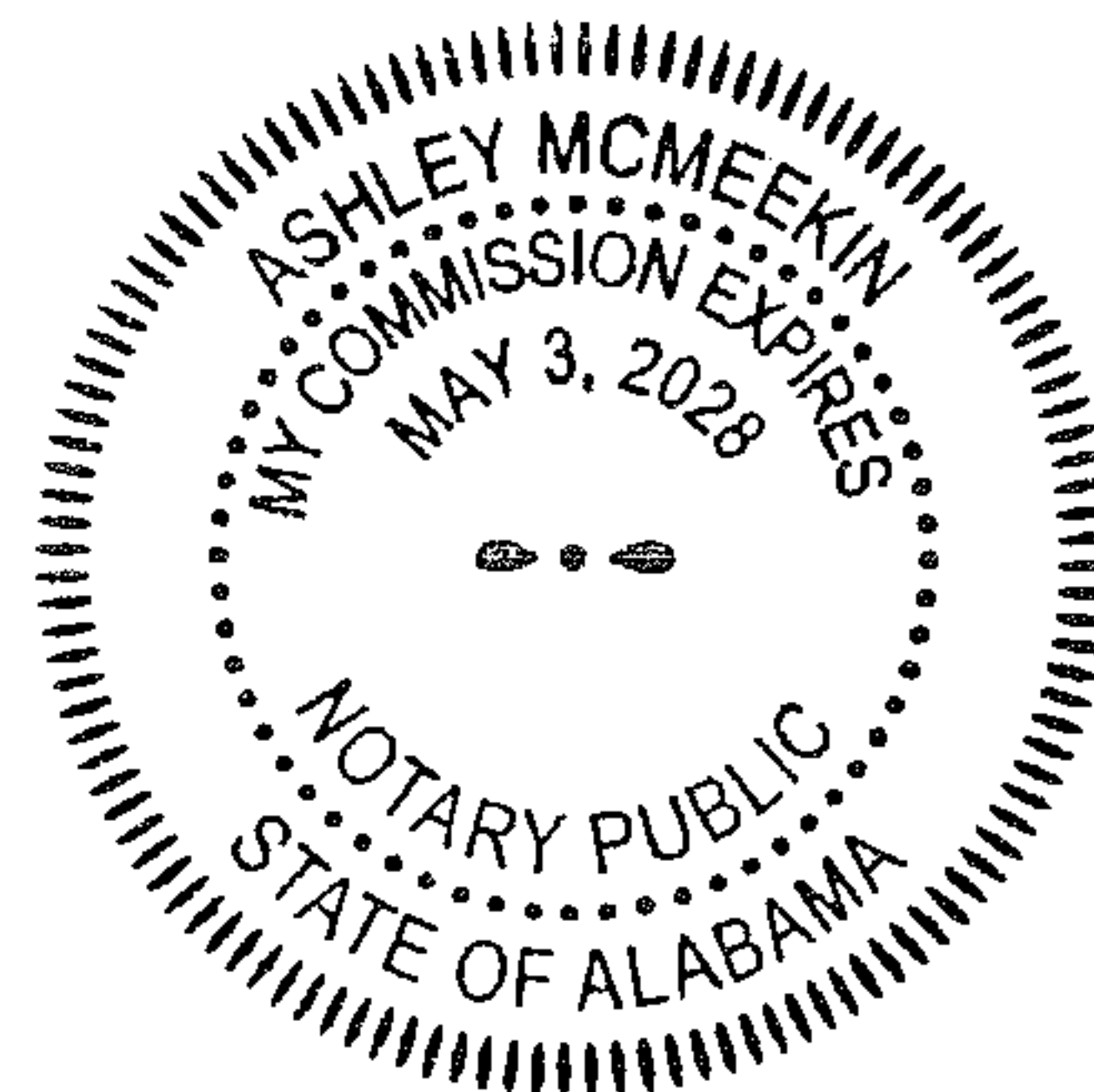
*Helen Cobb by Rebecca Cobb Bush her attorney-in-fact*  
**Helen Cobb by Rebecca Cobb Bush,**  
**her Attorney-In-Fact**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Rebecca Cobb Bush, whose name as Attorney-in-Fact for Helen Cobb, 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, she, in her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of September, 2025.

*Ashley McMeeKin*  
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	<u>Helen Cobb</u>	Grantee's Name	<u>Helen Cobb, Rebecca Cobb Bush, &amp;</u>
Mailing Address	<u>15 Silver Lane</u>	Mailing Address	<u>Susan Elaine Templin</u>
	<u>Alabaster, AL 35007</u>		<u>1304 Colonial Way</u>
			<u>Alabaster, AL 35007</u>
Property Address	<u>15 Silver Lane</u>	Date of Sale	<u>09/30/2025</u>
	<u>Alabaster, AL 35007</u>	Total Purchase Price	<u>\$</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$ 195,480.00</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 type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Tax Assessor's Value for
<input type="checkbox"/> Closing Statement	

Parcel #22-2-09-0-000-004.022

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 09/30/2025

Print Ashley McMeekin, as Agent

Unattested

Sign

(verified by)

(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**  
**10/03/2025 02:29:06 PM**  
**\$224.50 KELSEY**  
**20251003000306590**

*Allen S. Bayl*