

**Steven M. Brom
Bachus, Brom & Taylor, LLC
4908 Cahaba River Road
Suite 204
Birmingham, AL 35243
(205) 970-6747**

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) ----- **Above This Line Reserved For Official Use Only**-----

STATE OF ALABAMA

20151007000351920 1/3 \$69.50
Shelby Cnty Judge of Probate, AL
10/07/2015 10:55:37 AM FILED/CERT

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS THAT:

IN VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, JOSEPH RODNEY COOK and JOYCE COOK, husband and wife, (hereinafter referred to as GRANTORS) do hereby remise, release, quitclaim, grant and convey unto RYAN COOK (hereinafter called GRANTEE) all right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

A tract of Land in the NE ¼ of the NE ¼ of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama described as follows:

Begin at the NE corner of Section 21, Township 19 South, Range 1 East; thence run West along the North line of said Section 21 a distance of 420.00 feet; thence turn and angle of 91°02' to the left and run a distance of 836.10 feet to the North right of way line of a County Highway; thence turn and angle of 100°56' to the left and run along said right of way line a distance of 427.69 feet to the East line of Section 21; thence turn and angle of 79°04' to the left and run North along the East line of said Section 21, a distance of 746.10 feet to the Point of Beginning. Situated in the NE ¼ of the NE ¼ of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama.

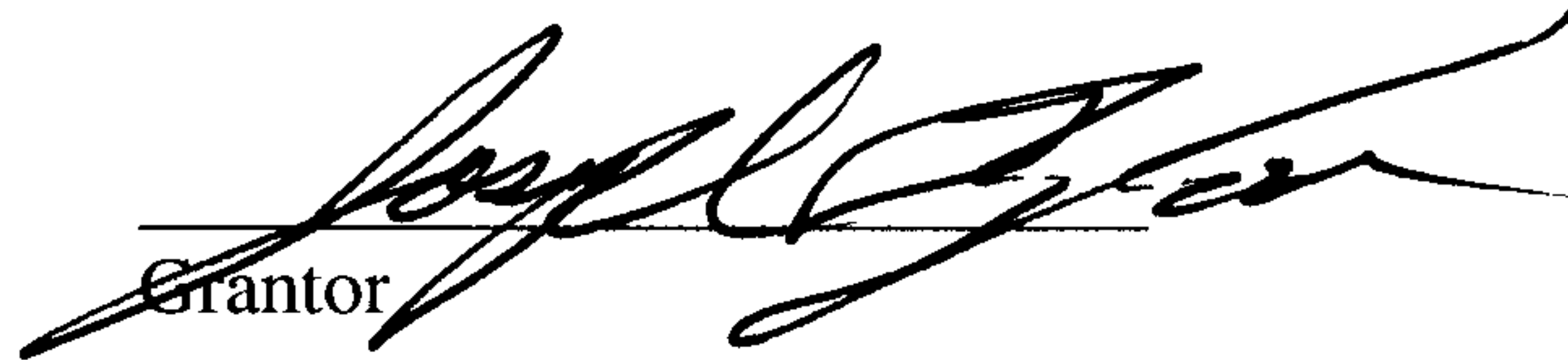
This conveyance is hereby made subject to restrictions, covenants, easements, limitations, rights of way, and mineral and mining rights, if any, of record in the Probate Office of Shelby County, Alabama.

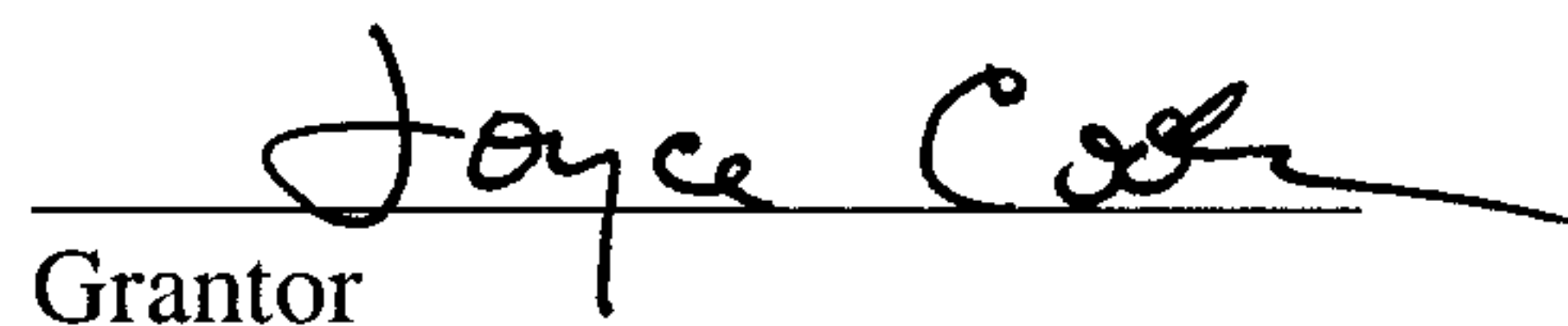
TO HAVE AND TO HOLD to the said GRANTEE forever.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS


PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

WITNESS my hand as Grantor this the 10th day of September, 2015.


Grantor



Grantor

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)


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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joseph Rodney Cook and Joyce Cook, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 10 day of September, 2015.


Notary Public

My Commission expires:



Grantors' Name, Address, Phone:

Joseph Rodney & Joyce Cook
5471 Dover Cliff Circle
Birmingham, AL 35242
(205) 601-5031

Grantee's Name, Address, Phone:

Ryan Cook
8349 Highway 51
Westover, AL 35147
(205) 296-8235

SEND TAX STATEMENTS TO GRANTEE

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Joseph Rodney & Joyce Cook
Mailing Address 5471 Dover Cliff Circle
Birmingham, AL 35242

Grantee's Name RYAN COOK
Mailing Address 8349 Highway 51
Westover, AL 35147

Property Address 9781 Highway 51
Sterre H, AL 35147

Date of Sale Sept. 10, 2015
Total Purchase Price \$ _____



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or
Actual Value \$ _____

or
Assessor's Market Value \$ 49,400.00

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 Assessed Value

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 _____

Print Rodney Cook

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one