

WARRANTY DEED

20130222000076450 1/3 \$177.00
Shelby Cnty Judge of Probate, AL
02/22/2013 03:08:46 PM FILED/CERT

STATE OF ALABAMA

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COUNTY OF SHELBY

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Know All Men By These Presents: That in consideration of Ten Dollars and other good and valuable consideration to the undersigned Grantor, **LYNN M. COOK**, in hand paid by the Grantee herein, the receipt where is acknowledged, I (herein referred to as Grantor), do grant, bargain, sell and convey unto **BRAD COOK**, 229 Brentwood Drive, Alabaster, Alabama 35007, herein referred to as Grantee, my undivided one-half interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 112, according to the Survey of Weatherly Brentwood Sector 15, Phase Two, as recorded in Map Book 29, page 8, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any prior reservations, mineral conveyances, restrictions, rights of way, easements, and any other covenants appearing of record on the aforesaid property.

Said property does not constitute any portion of the homestead of the Grantors.

To Have and to Hold to the said Grantees, their heirs and assigns forever.

And do, for myself and for my heirs, executors and administrators, covenant with said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, my heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 5th day of January, 2012

Debra Lynn M. Cook
Lynn M. Cook

Shelby County, AL 02/22/2013
State of Alabama
Deed Tax: \$159.00


STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, Sharon A. Lee, a Notary Public in and for said County, in said State, certify that, Lynn M. Cook, 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 executed the same voluntarily on the day the same bears the date.

Given under my hand this the 5 day of January, 2012.

Sharon A. Lee
Notary Public
My commission expires: 2-22-12

THIS INSTRUMENT PREPARED BY:
STEELE, STEELE & STEELE
Post Office Box 724
Monroeville, Alabama 36461
(251)575-4021


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Real Estate Sales Validation Form

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

Grantor's Name Lynn M. Cook
Mailing Address 273 Silver Creek Pkwy
Alabaster, AL 35007

Grantee's Name H. Bradford Cook
Mailing Address 229 Brentwood Dr
Alabaster, AL 35007

Property Address 229 Brentwood Dr
Alabaster, AL 35007

Date of Sale 1/5/12
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 158,800⁰⁰

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

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 _____

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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