

Shelby County, AL 06/09/2014
State of Alabama
Deed Tax: \$334.00

20140609000172520 1/3 \$356.00
Shelby Cnty Judge of Probate, AL
06/09/2014 10:48:15 AM FILED/CERT

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY AND
WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

Send Tax Notice to:
Carolyn G. Cooke, Trustee
Carolyn G. Cooke Management Trust
1048 Bridgewater Park Drive
Hoover, Alabama 35244

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned,

CAROLYN G. COOKE, an unmarried woman,
whose mailing address is **1048 Bridgewater Park Drive, Hoover, Alabama 35244**,

(hereinafter referred to as "Grantor"), in hand paid by

CAROLYN G. COOKE, ROBERT FRANKLIN COOKE AND JANICE ELAINE COOKE,
OR ANY SUCCESSOR(S), AS TRUSTEE(S) OF THE
CAROLYN G. COOKE MANAGEMENT TRUST, DATED MARCH 14, 2014,
whose mailing address is **1048 Bridgewater Park Drive, Hoover, Alabama 35244**,

(hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantee the following described real property situated in Shelby County, Alabama (having a **property address of 1048 Bridgewater Park Drive, Hoover, Alabama 35244**, and an **Assessor's Market Value of \$333,900.00**, as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner, Parcel No. 11-7-26-0-008-013.000), to-wit:

Lot 13, according to the Final Record Plat of Bridgewater Park, as recorded in Map Book 34, Page 95 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Taxes and assessments for the current and subsequent years not yet due and payable.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith; all recorded mortgages, if any; all recorded encumbrances, if any; recorded or unrecorded easements, liens, restrictions, covenants, declarations, reservations, limitations, conditions, set-back lines, rights-of-way, subdivision and other regulations, utilities and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases affecting said real property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of said real property.


TO HAVE AND TO HOLD to the said Grantee, and to the Grantee's successors and assigns, in fee simple forever.

NOTE: The real property conveyed hereby to Grantee is specifically conveyed to Grantee in Grantee's fiduciary capacity, to have, hold, maintain and distribute as a part of the "trust estate" created under the terms of that certain trust agreement entitled the "Carolyn G. Cooke Management Trust" entered into on March 14, 2014, by Carolyn G. Cooke, as grantor, and Carolyn G. Cooke, Robert Franklin Cooke and Janice Elaine Cooke, as trustees(s) (together with any and all amendments thereto and/or restatements thereof at any time made, the "Trust Agreement"), for the benefit of the beneficiary(ies) as provided therein.

NOTE: The real property conveyed hereby **IS, and, following this conveyance, is intended to be** the homestead of the Grantor. The Grantor herein is the primary beneficiary of the trust estate created under the Trust Agreement.

NOTE: The real property conveyed hereby was conveyed to the Grantor by deed from Sproul Building Co., Inc., dated May 31, 2007, and filed for record on June 11, 2007, as Document No. 20070611000270820 in the Probate Office of Shelby County, Alabama.

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SIGNATURE PAGE FOLLOWS -**


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2nd IN WITNESS WHEREOF, the said Grantor has hereto set Grantor's hand and seal on this the
day of June, 2014.

"Grantor"
Carolyn G. Cooke
Carolyn G. Cooke

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that Carolyn G. Cooke, 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 such conveyance, she executed the same voluntarily on the day the same bears date.


GIVEN under my hand and official seal, this 02 day of June, 2014.

[NOTARIAL SEAL]

Doreen [Signature]
Notary Public
My Commission Expires 03/28/2017

This document prepared by:

Katherine N. Barr Esq.
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P. O. Box 55727
Birmingham, Alabama 35255-5727


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