

This instrument was prepared by
Gilbert M. Sullivan, Jr.
Gilbert M. Sullivan, Jr. PC
2100-C Rocky Ridge Road
Birmingham, Alabama 35216
(205) 979-6260

SEND TAX NOTICE TO:
Marlene J. Cook, Trustee
Marlene J. Cook Living Trust
Amended & Restated May 17, 2013
1019 Springfield Drive
Chelsea, AL 35043

WARRANTY DEED

20150605000186770 1/3 \$228.00
Shelby Cnty Judge of Probate, AL
06/05/2015 11:42:32 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

Shelby County, AL 06/05/2015
State of Alabama
Deed Tax: \$208.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **\$10.00 (Ten Dollars and no/100 dollars)** and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **MARLENE COOK**, a single woman (herein referred to as "Grantor"), grant, bargain, sell and convey unto **MARLENE J. COOK as TRUSTEE OF THE MARLENE J. COOK LIVING TRUST AMENDED & RESTATED DATED May 17, 2013** (herein referred to as "Grantee") all of her rights, title and interest to the other, the following described real estate, situated in SHELBY COUNTY, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION - EXHIBIT A

Marlene Cook, Marlene J. Cook and Marlene Jane Cook is one and the same person.

THE PREPARER OF THIS DOCUMENT HAS NOT EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

And I (we) do, for myself and for my heirs, executors and administrators, covenant with said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that she is 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of May, 2015.

(SEAL)

Marlene Cook
MARLENE COOK

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MARLENE COOK, a single woman**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge 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 date.

Given under our hands and official seals this 27th day of May, 2015.

Gilbert M. Sullivan, Jr.
Notary Public
State of Alabama
MY COMMISSION EXPIRES: JAN 25, 2017

EXHIBIT A

LEGAL DESCRIPTION

Lot 7-6, according to the Plat of Chelsea Park 7th Sector, First Addition, as recorded in Map Book 37, Page 120, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and file for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20061229000634370, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

This instrument is executed as required by the Articles of organization and operational agreement of said LLC and same have not been modified or amended.

The above property is conveyed subject to:

- (1) Ad Valorem taxes due and payable October 1, 2015 and all subsequent years thereafter.
- (2) Existing easements, restrictions, building setback lines as shown by recorded plat.
- (3) Declaration of Easements and Master Protective Covenants for Chelsea Park, a Residential Subdivision, as set out in instrument recorded in Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama.
- (4) Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20061229000634370 in the Probate Office of Shelby County, Alabama.
- (5) Articles of Incorporation of Chelsea Park Improvement District Three as recorded in Instrument No. 20041223000699640 and Notice of Final Assessment of Real Property as recorded in Instrument No. 20050209000065540 in the Probate Office of Shelby County, Alabama.
- (7) Easement to BellSouth Telecommunications, Inc. as recorded in Instrument No. 20060630000315710 in the Probate Office of Shelby County, Alabama.
- (8) Memorandum of Sewer Service Agreements regarding Chelsea Park in favor of Double Oak Water Reclamation, LLC as recorded in Instrument No. 20121107000427750.
- (9) Release of damages as recorded in Instrument No. 20061229000634390, in said Probate Office.



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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 MARLENE COOK
Mailing Address 1019 SPRINGFIELD DRIVE
CHELSEA, AL 35043

Grantee's Name MARLENE J. COOK, TRUSTEE
Mailing Address MARLENE J. COOK LIVING
TRUST, AMENDED & RESTATED
DATED.

Property Address 1019 SPRINGFIELD DRIVE
CHELSEA, AL 35043

Date of Sale 1019 SPRINGFIELD DRIVE
CHELSEA, AL 35043

Total Purchase Price \$ 207,900.00

or

Actual Value \$

or

Assessor's Market Value \$

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 PURCHASE
PROCK ON. MARCH 18TH, 2015.

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 5/27/15

Print MARLENE COOK

Unattested

Sign Marlene Cook

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1