

This Instrument Prepared By:
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Leitman, Siegal & Payne, P. C.
420 North 20th Street, Suite 2000
Birmingham, Alabama 35203
Telephone: (205) 986-5016

Send Tax Notice To:
Rebecca R. Cook
111 Connemara Trail
Birmingham, Alabama 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and No/100 Dollars (\$10.00) to the undersigned grantor, REBECCA R. COOK, as trustee of the Eleanor S. Robbins 2002 Revocble Trust u/t/a dated February 25, 2002 (herein referred to as GRANTOR), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto REBECCA R. COOK (herein referred to as GRANTEE, whether one or more) the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 86, according to the Survey of Caldwell Crossings, as recorded in Map Book 29, Page 9, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights, including release of damages, excepted.

Subject to taxes for 2015.

Subject to 20-foot building line on front of lot as shown on recorded map.

Subject to 5-foot easement on front and rear of lot as shown on recorded map.

Subject to right-of-way granted to Shelby County recorded in Volume 233, Page 700; Volume 216, Page 29 and Volume 282, Page 115.

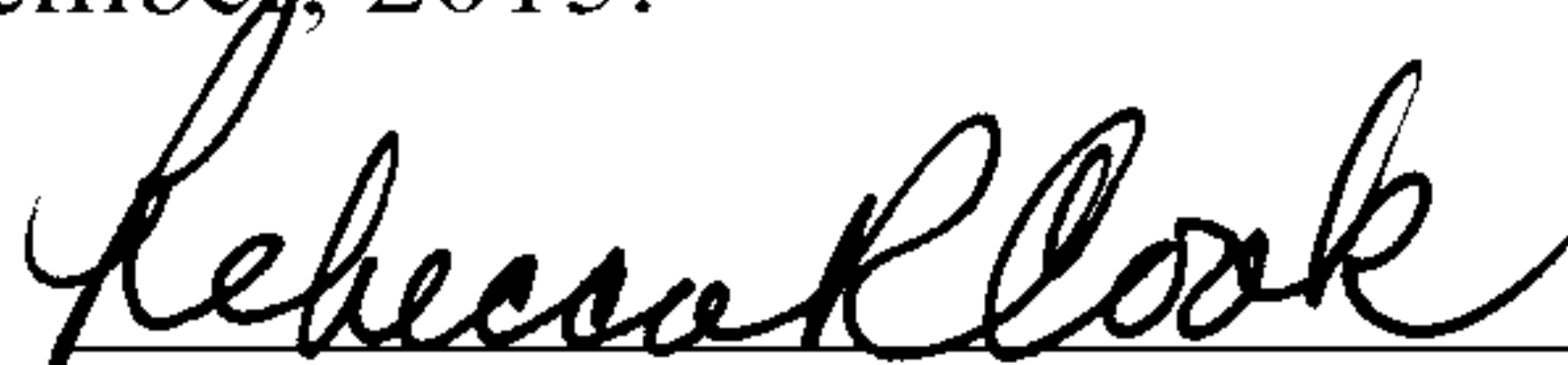
Subject to right-of-way granted to Alabama Power Company recorded in Real 142, Page 148 and Real Volume 142, Page 148.

Subject to right-of-way granted the City of Hoover recorded in Inst. No. 2000-40742, Inst. No. 2000-40741 and Inst. No. 2000-25988.

Subject to restrictions and covenants appearing of record in Inst. No. 2002-02381.

TO HAVE AND TO HOLD, unto the Grantee, her heirs, administrators, successors and assigns forever. And the Grantor does for herself, and Grantor's successors and assigns, covenants with the Grantee, and her heirs, administrators, successors and assigns, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and the Grantor's successors and assigns shall, warrant and defend the same unto the Grantee, her heirs, administrators, successors and assigns forever against the lawful claims of all persons except those claiming under the aforesaid encumbrances.

IN WITNESS WHEREOF, the said Rebecca R. Cook, in her capacity as trustee, hereto sets her signature and seal, this 12th day of November, 2015.



Rebecca R. Cook, as trustee of the Eleanor S. Robbins
2002 Revocable Trust u/t/a dated February 25, 2002

STATE OF ALABAMA)
JEFFERSON COUNTY)


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Rebecca R. Cook, an individual whose name is signed to the foregoing conveyance as trustee of the Eleanor S. Robbins 2002 Revocable Trust u/t/a dated February 25, 2002, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in such capacity, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of November, 2015.




Notary Public

My Commission Expires: 1/16/16



20151203000413580 2/3 \$271.00
Shelby Cnty Judge of Probate, AL
12/03/2015 03:20:41 PM FILED/CERT

GRANTOR'S NAME: <u>Rebecca R Cook</u>	GRANTEE'S NAME: <u>Rebecca R Cook</u>
MAILING ADDRESS: <u>111 Connemara Trail</u> <u>Birmingham, Al 35242</u>	MAILING ADDRESS: <u>111 Connemara Trail</u> <u>Birmingham, Al 35242</u>
PROPERTY ADDRESS: <u>3532 Caldwell Crossing Cir.</u> <u>Birmingham, Al 35242</u>	DATE OF SALE: <u>11-12-2015</u> TOTAL PURCHASE PRICE: \$ <u>NA</u> ; OR ACTUAL VALUE: \$ <u>NA</u> ; OR ASSESSOR'S MARKET VALUE: \$ <u>25,000</u> ; OR
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"/> SALES CONTRACT <input type="checkbox"/> CLOSING STATEMENT <input type="checkbox"/> APPRAISAL <input checked="" type="checkbox"/> OTHER: <u>To Perfect Title TAX ASSESSOR</u>	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 <u>Code of Alabama 1975</u> Section 40-22-1 (h). Date: <u>11-12-2015</u> Print: <u>Rebecca R Cook</u> Sign: <u>Rebecca R Cook</u> Grantee Print: _____ Sign: _____ Grantee Print: _____ Sign: _____ Grantor Print: _____ Sign: _____ Grantor
THIS INSTRUMENT PREPARED BY:	


20151203000413580 3/3 \$271.00
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