

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes Closings, LLC
2188 Parkway Lake Drive, Ste 101
Hoover, Alabama 35244

SEND TAX NOTICE TO:
Charles M. Cook
5735 Bridle Path Lane
Montgomery, AL 36116

WARRANTY DEED
Joint Tenants With Right of Survivorship

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **One Hundred Thirty-Two Thousand Six Hundred and 00/100 Dollars (\$132,600.00)** to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I

Charles M. Cook, a married man

(herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto

Charles M. Cook and Cary Patrick Cook

(herein referred to as GRANTEES, whether one or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.

Zero (\$0.00) of the above purchase price was paid from the proceeds of a mortgage loan.

This property does not constitute the homestead of the grantor nor the homestead of Grantor's spouse.

No title examination was requested nor was one performed.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

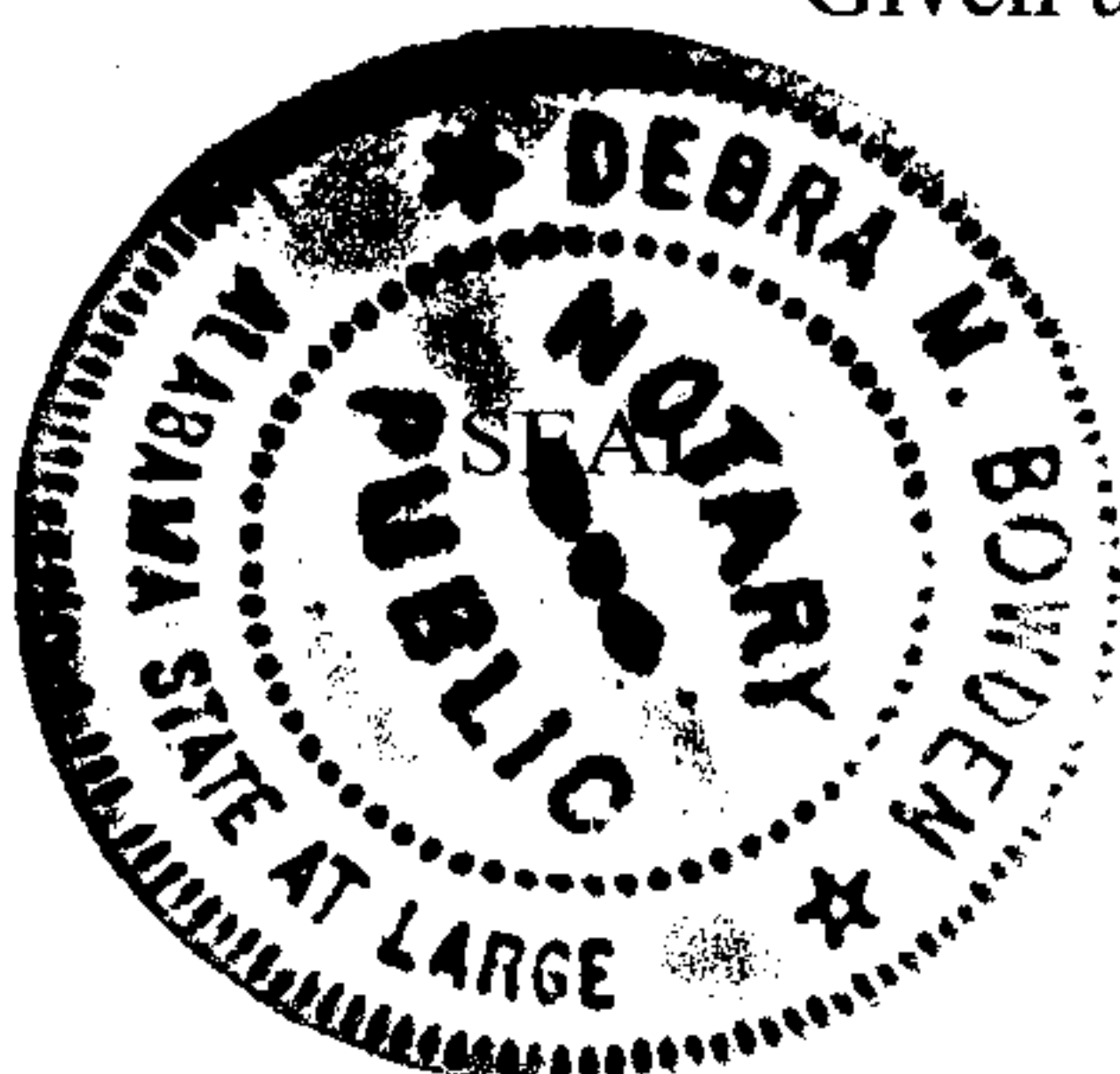
IN WITNESS WHEREOF, the said GRANTOR has hereunto set his signature and seal, this the 11 day of **April, 2017**.

Charles M. Cook
Charles M. Cook

STATE OF ALABAMA)
COUNTY OF Montgomery

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charles M. Cook** 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 the conveyance he executed the same voluntarily on the day the same bears date

Given under my hand and official seal, the 11 day of **April, 2017**



Debra M. Bowden
Notary Public
My Commission Expires:

My Commission Expires 6/15/2019

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF AL AND IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE NORTH 89 DEGREES 39 MINS. 34 SECS EAST ALONG THE NORTH BOUNDARY LINE OF SAID SECTION FOR A DISTANCE OF 1764.62 FEET; THENCE SOUTH 0 DEGREES 08 MINS. 05 SECS. EAST A DISTANCE OF 2650.23 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 82 DEGREES 00 MINS. 21 SECS. WEST A DISTANCE OF 417.41 FEET TO THE EASTERLY RIGHT OF WAY OF SHELBY6 COUNTY ROAD #45; THENCE SOUTH 0 DEGREES 08 MINS. 05 SECS. EAST ALONG SAID ROAD RIGHT OF WAY LINE FOR A DISTANCE OF 178.95 FEET; THENCE NORTH 78 DEGREES 16 MINS. 47 SECS. EAST A DISTANCE OF 460.53 FEET; THENCE NORTH 77 DEGREES 58 MINS. 07 SECS. EAST A DISTANCE OF 904.95 FEET; THENCE NORTH 2 DEGREES 21 MINS. 50 SECS. WEST A DISTANCE OF 499.83 FEET; THENCE SOUTH 81 DEGREES 57 MINS. 16 SECS. WEST A DISTANCE OF 912.29 FEET; THENCE SOUTH 0 DEGREES 08 MINS. 05 SECS. EAST A DISTANCE OF 417.42 FEET TO THE POINT OF BEGINNING, SITUATED IN SHELBY COUNTY, ALABAMA.

Real Estate Sales Validation Form

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

Grantor's Name Charles M. Cook
Grantee's Name Cary Patrick Cook and Charles M. Cook
Mailing Address 2824 County Road 45 Sterrett, AL 35147
Mailing Address 5735 Bridle Path Lane Montgomery, AL 36116
Property Address 2824 County Road 45 Sterrett, AL 35147-9422
Date of Sale April 10, 2017
Total Purchase Price \$132,600.00
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
X 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.

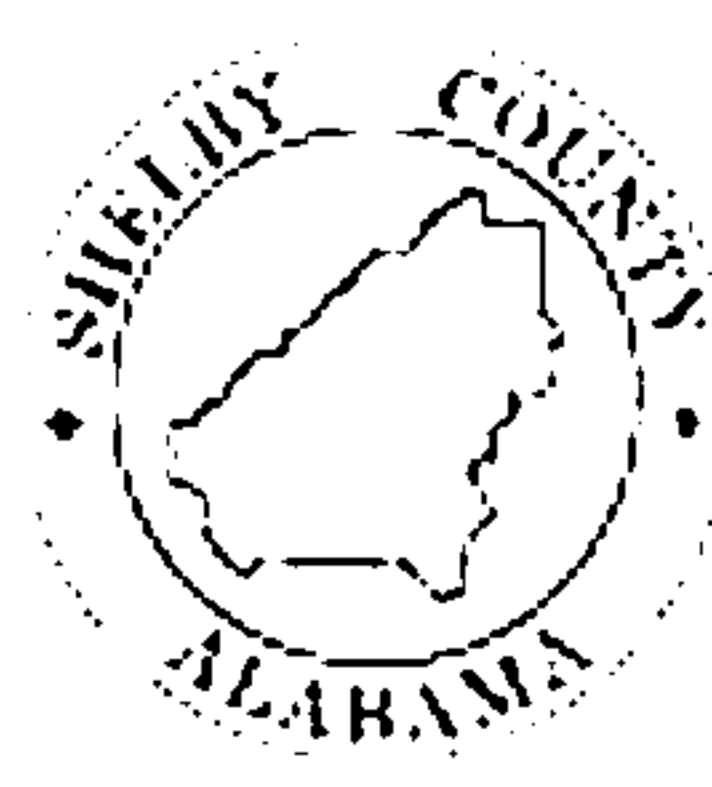
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 April 11, 2017
Print Charles M. Cook
Unattested (verified by) Sign Charles M Cook
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/13/2017 12:53:36 PM
\$154.00 CHERRY
20170413000125550

Signature of Judge James W. Fuhrmeister