

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

CORRECTIVE WARRANTY DEED
Joint Tenants With Right of Survivorship

(This deed is recorded to correct the legal description; adding a second parcel. All other particulars remain unchanged.)

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of the sum of **One Hundred Thirty-Two Thousand Six Hundred and 00/100 Dollars (\$132,600.00)** and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTOR, the receipt whereof is 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, conditions, liens, mortgages, covenants, and restrictions of record.

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

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

This deed was prepared without the benefit of a title exam nor was one requested.

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.

And Grantor does for himself and for his heirs and assigns covenant with the said GRANTEES, their heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs and assigns 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 15 day of June, 2017.

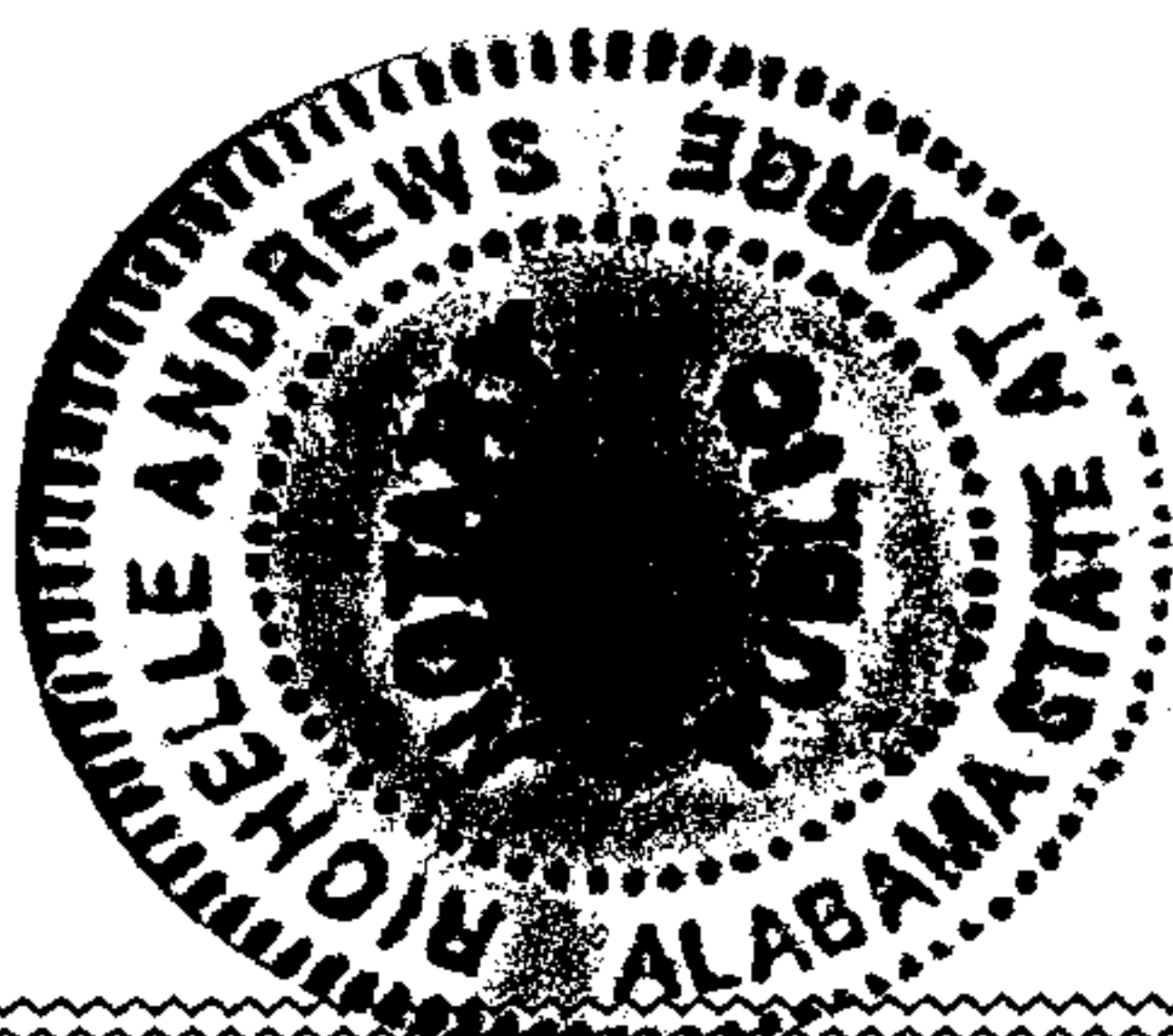

Charles M. Cook

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, who signed 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 15 day of June, 2017.




Notary Public -

My Commission Expires:

My Commission Expires 2/09/2020

EXHIBIT A
LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Shelby, State of Alabama and is described as follows:

Parcel 1

Commencing at the Northwest corner of Section 14, Township 18 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 39 minutes 34 seconds East along the North Boundary line of said section for a distance of 1764.62 feet; thence South 0 degrees 08 minutes 05 seconds East a distance of 2650.23 feet from the Point of Beginning; thence South 82 degrees 00 minutes 21 seconds West a distance of 417.41 feet to the easterly Right of Way of Shelby County Road #45; thence South 0 degrees 08 minutes 05 seconds East along said road Right of Way Line for a distance of 178.95 feet; thence North 78 degrees 16 minutes 47 seconds East a distance of 460.53 feet; thence North 77 degrees 56 minutes 07 seconds East a distance of 904.95 feet; thence North 2 degrees 21 minutes 50 seconds West a distance of 499.83 feet; thence South 81 degrees 57 minutes 16 seconds West a distance of 912.29 feet; thence South 0 degrees 08 minutes 05 seconds East a distance of 417.42 feet to the Point of Beginning, situated in Shelby County, Alabama.

Parcel 2

Commencing at the Northwest corner of Section 14, Township 18 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 39 minutes 34 seconds East along the North Boundary line of said section for a distance of 1764.62 feet; thence South 0 degrees 08 minutes 05 seconds East, a distance of 2441.52 feet for the Point of Beginning; thence continuing Southerly along said line, a distance of 208.71 feet; thence South 82 degrees 00 minutes 21 seconds West, a distance of 417.41 feet to the Easterly Right of Way Line of Shelby County Road No. 45; thence North 0 degrees 08 minutes 05 seconds West along said road for a distance of 208.71 feet; thence North 82 degrees 00 minutes 21 seconds East, a distance of 417.41 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	<u>Charles M. Cook</u>	Grantee's Name	<u>Cary Patrick Cook and Charles M. Cook</u>
Mailing Address	<u>2824 County Road 45</u> <u>Sterrett, AL 35147</u>	Mailing Address	<u>2824 County Road 45</u> <u>Sterrett, AL 35147-9422</u>
Property Address	<u>2824 County Road 45</u> <u>Sterrett, AL 35147-9422</u>	Date of Sale	<u>April 10, 2017</u>
		Total Purchase Price	<u>\$132,600.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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	☐ Appraisal
☐ Sales Contract	☒ Other <u>Assessed Value</u>
☐ Closing Statement	

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 June 15, 2017☐ Unattested

(verified by)

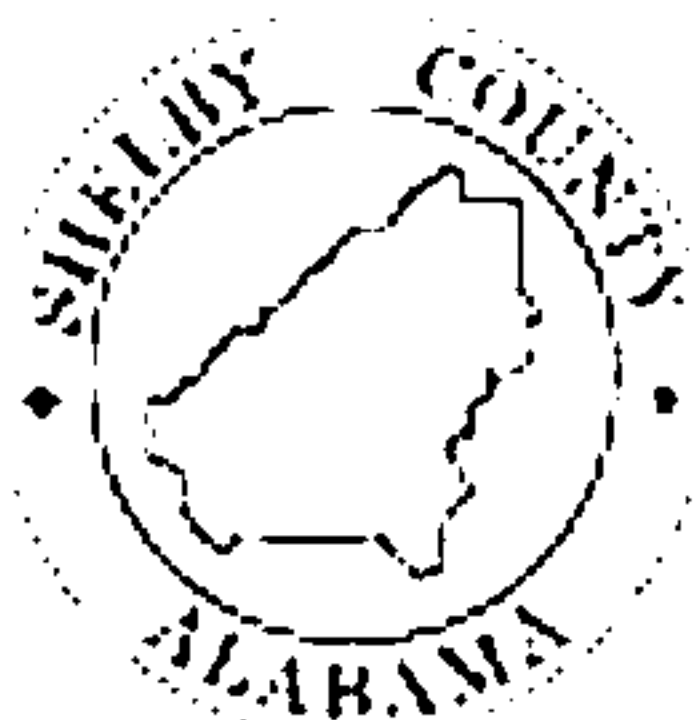
Print

Charles M Cook

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
06/20/2017 12:36:50 PM
\$21.00 CHERRY
20170620000219040