

This Instrument was Prepared by:

Send Tax Notice To: Douglas Eason Merrell

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

PO Box 234  
Wilsonville AL 35186

File No.: S-17-24115

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twenty Five Thousand Dollars and No Cents (\$25,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Nora Elizabeth Cook a single woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Douglas Eason Merrell**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **14880 Hwy 61, Wilsonville, AL 35186**; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to 2018 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**Nora E. Cook and Nora Elizabeth Cook are one in the same person**

**Nora E. Cook is the surviving Grantee in Inst No. 20030407000205130, Probate Office, Shelby County Alabama. Nora Elizabeth Cook is the surviving Grantee in Deed Book 332, Page 422, Probate Office Shelby County Alabama The other grantee Jimmy W. Cook is deceased, having died 7 July 2017.**


**\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.**

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 22nd day of September, 2017.

  
Nora Elizabeth Cook

  
20170926000349590 1/3 \$46.00  
Shelby Cnty Judge of Probate, AL  
09/26/2017 11:59:16 AM FILED/CERT

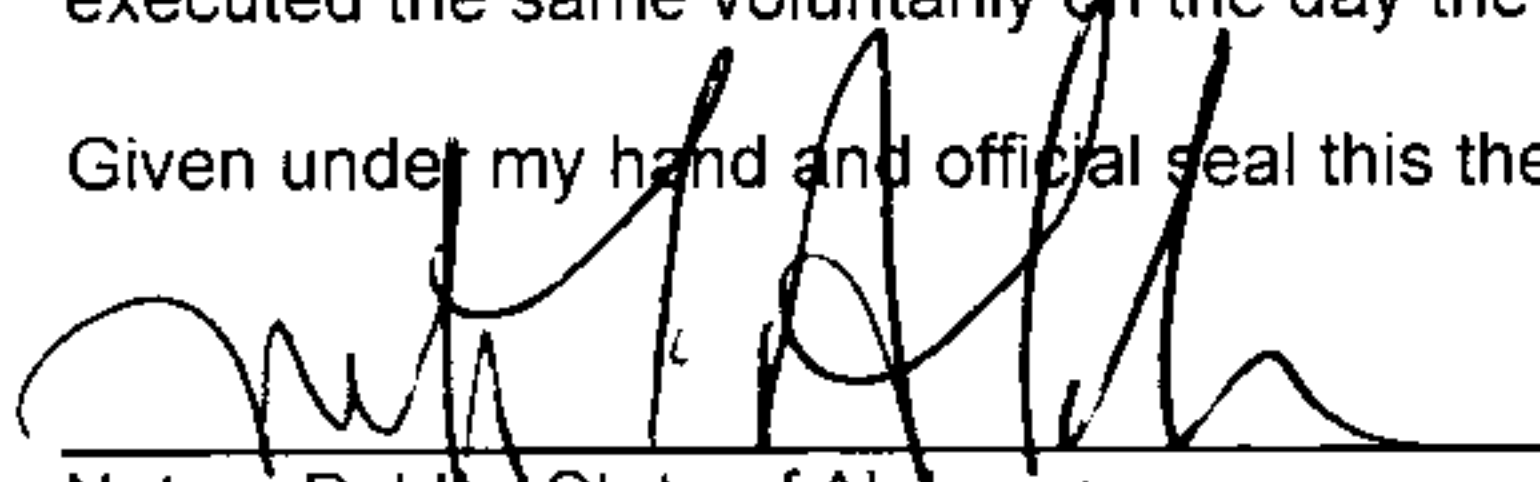
State of Alabama

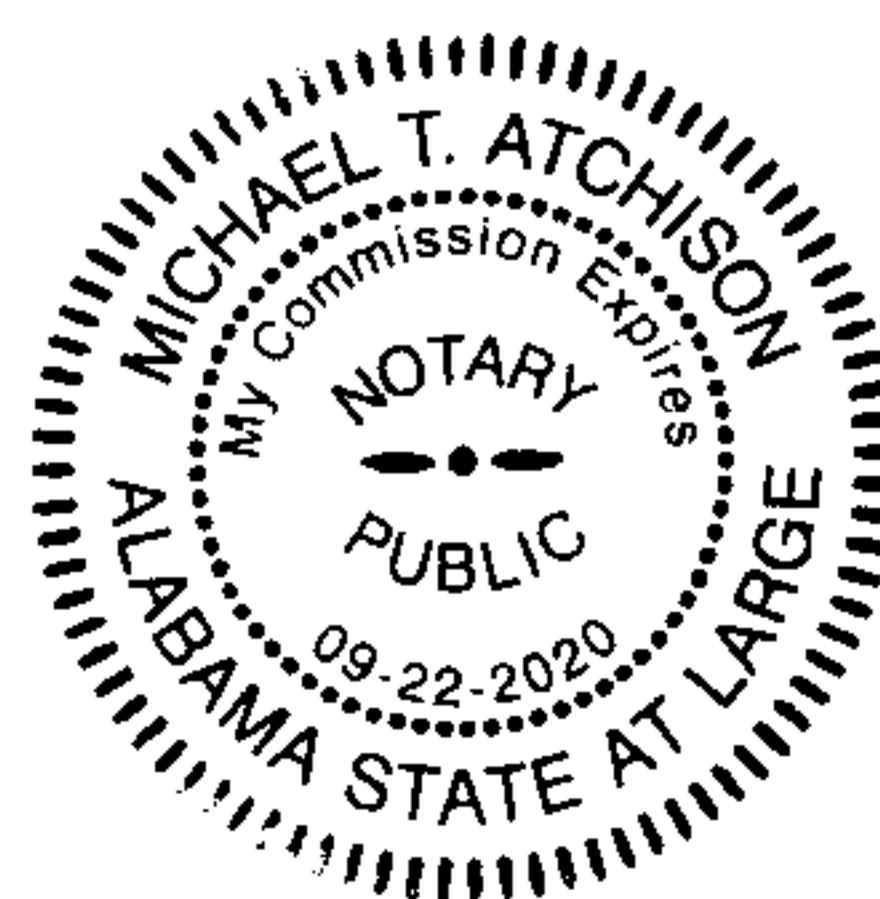
Shelby County, AL 09/26/2017  
State of Alabama  
Deed Tax: \$25.00

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Nora Elizabeth Cook, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of September, 2017.

  
Notary Public, State of Alabama  
April Clark  
My Commission Expires: September 22, 2020



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL I:**

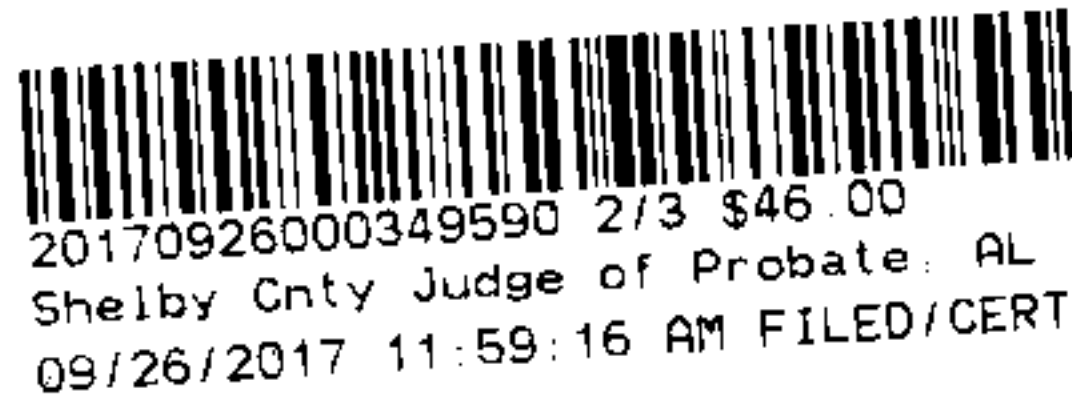
Commence at the NW corner of Section 27, Township 20 South, Range 1 East; thence run South along the West line of said section a distance of 40.04 feet to the South R.O.W. line of a paved county highway; thence continue South along the West line of said section a distance of 494.46 feet to the point of beginning of the parcel herein conveyed; thence continue South along the West line of said section a distance of 630 feet, more or less, to the Northwest R.O.W. line of a paved county highway; thence turn an angle of 149 degrees 20 minutes to the left and run along said road R.O.W. line a distance of 542 feet; thence turn an angle to the left and run a distance of 321 feet to the point of beginning. Situated in Shelby County, Alabama

**PARCEL II:**

A parcel of land situated in the NE 1/4 of the NE 1/4 of Section 28, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE corner of Section 28, Township 20 South, Range 1 East, Shelby County, Alabama; thence South 0 degrees 40 minutes 15 seconds West a distance of 782.51 feet to the POINT OF BEGINNING; thence South 0 degrees 37 minutes 56 seconds West a distance of 381.60 feet to the northwesterly right of way of Shelby County Highway 61; thence South 31 degrees 14 minutes 18 seconds West along said right of way a distance of 25.00 feet; thence North 45 degrees 7 minutes 21 seconds West and leaving said right of way a distance of 476.41 feet; thence North 79 degrees 20 minutes 11 seconds East a distance of 361.00 feet to the POINT OF BEGINNING.

ALSO KNOWN AS Lot 1B, according to the survey of Sims Land Division, recorded in Map Book 13, Page 79, in the Probate Office, 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 Nora Elizabeth Cook (AS TO PARCEL I)  
Nora E. Cook (AS TO PARCEL II)  
Mailing Address 1078 Hwy 4c  
Wilsonville, AL 35186  
Property Address 14880 Hwy 61  
Wilsonville, AL 35186

Grantee's Name Douglas Eason Merrell  
Mailing Address P.O. Box 234  
Wilsonville, AL 35186

Date of Sale September 22, 2017  
Total Purchase Price \$25,000.00

or  
Actual Value \_\_\_\_\_

or  
Assessor's Market Value \_\_\_\_\_



20170926000349590 3/3 \$46.00  
Shelby Cnty Judge of Probate, AL  
09/26/2017 11:59:16 AM FILED/CERT

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"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 September 15, 2017

Print Nora Elizabeth Cook (AS TO PARCEL I)

☐ Unattested

Sign Nora Elizabeth Cook  
(Grantor/Grantee/Owner/Agent) circle one

\_\_\_\_\_  
(verified by)