

20190424000135110
04/24/2019 03:25:32 PM
QCDEED 1/3

Recording Requested By:
JP Morgan Chase Bank, NA.

After Recording Return To:
Ursus Holdings, LLC
701 Highlander Blvd., Ste. 200
Arlington, Texas 76015

This Instrument Prepared By:
Nicholas P. Edwards
Ursus Holdings, LLC
701 Highlander Blvd., Suite 200
Arlington, Texas 76015

Space Above This Line for Recorder's Use

APN: 20-8-27-0-000-025.002

QUITCLAIM DEED

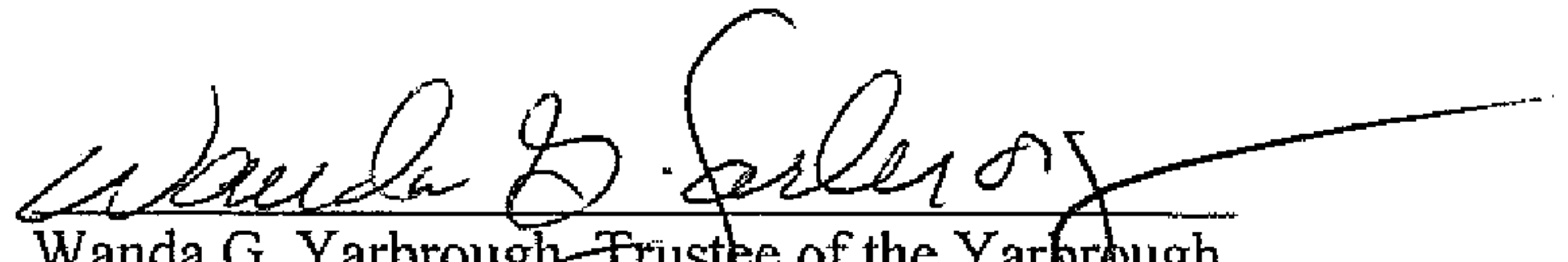
*This Deed is being recorded for the purpose of perfecting title to real estate.
(Ala.Code-1975 § 40-22-1)*

KNOW ALL PERSONS BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, I, **WANDA G. YARBROUGH, TRUSTEE OF THE YARBROUGH LIVING TRUST, DATED JUNE 20, 2000**, of 3880 Highway 77, Columbia, AL 35051 (hereinafter referred to as Grantor) the undersigned hereby remise, release, quitclaims, and convey to **ROBERT F. COOK and VIRGINIA J. COOK**, of 25495 Highway 145, Columbiana, AL 35051, (hereinafter referred to as Grantee) as joint tenants with right of survivorship, all my right, title, interest, and claim in or to the following described property, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF.

To have and to hold to the said Grantee forever.

Witness my hand on this 22 day of April, 2019.


Wanda G. Yarbrough, Trustee of the Yarbrough
Living Trust, Dated June 20, 2000
(Grantor)

Acknowledgment

STATE OF ALABAMA }

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COUNTY OF SHELBY }

On April 22nd 2019, before me CHRIS BANUELOS, a Notary Public in and for said County and State, personally appeared WANDA G. YARBROUGH who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

(SEAL)



NOTARY SIGNATURE

Printed Name: CHRIS BANUELOS

My Commission Expires: 09/06/2021

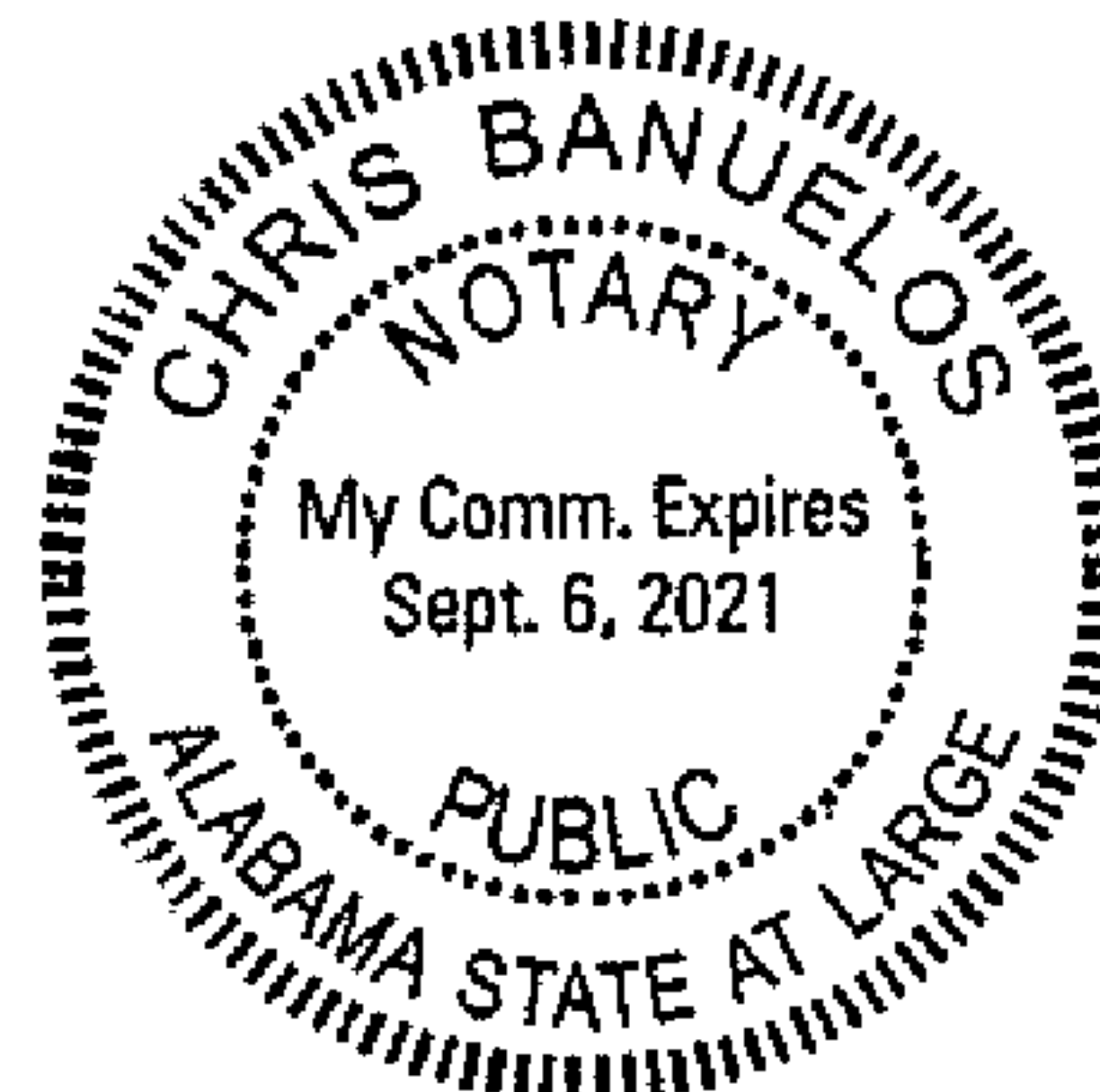
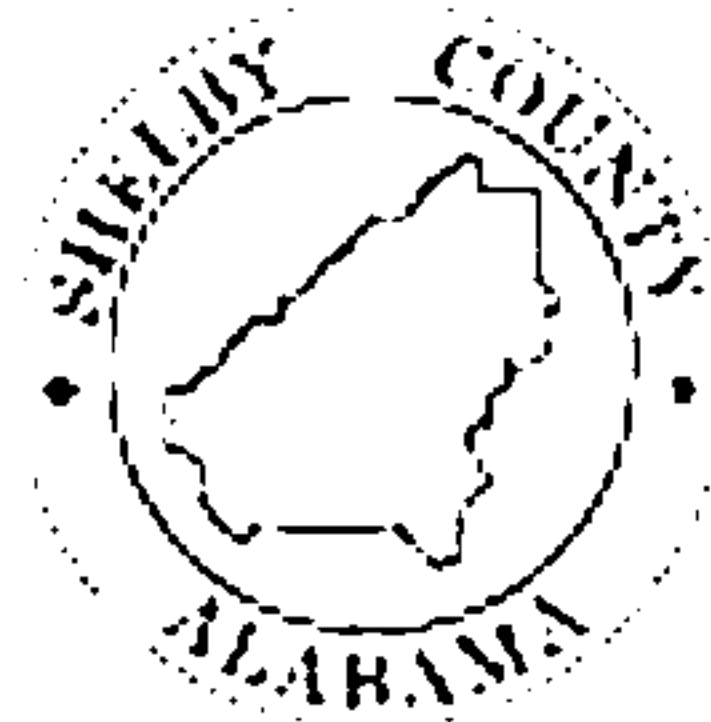


EXHIBIT A

Commence at the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 27, Township 21 South, Range 1 East, Shelby County, Alabama, and run thence North 89 degrees 10 minutes 00 seconds East along the South line of said Quarter-Quarter Section a distance of 155.02 feet to a point on the Westerly margin of Alabama Highway No. 145; thence run North 12 degrees 58 minutes 20 seconds East along said margin of said Highway No. 145, a distance of 1,440.37 feet to a point; thence run North 74 degrees 48 minutes 18 seconds West a distance of 181.25 feet to a steel rebar corner and the point of beginning of the property being described; thence run South 74 degrees 48 minutes 18 seconds East a distance of 181.25 feet to a steel rebar corner on the Westerly margin of Alabama State Highway No. 145; thence run South 12 degrees 58 minutes 20 seconds West along the Westerly margin of said Highway No. 145 a distance of 262.16 feet to a steel rebar corner; thence run North 76 degrees 23 minutes 25 seconds West a distance of 50.01 feet to a steel rebar corner; thence run North 35 degrees 40 minutes 25 seconds West a distance of 31.09 feet to a steel rebar corner installed on the 397.0 elevation contour of Lay Lake; thence run along said contour line, meandering in and out as line traverses first Westerly and thence Northerly for a total meandering distance of 302.10 feet to the point of beginning. According to survey of Steven Michael Allen, RLS #12944, dated December 13, 2006.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/24/2019 03:25:32 PM
\$22.00 CHERRY
20190424000135110

Allen S. Bayal