

20190729000270460 1/3 \$166.00  
Shelby Cnty Judge of Probate, AL  
07/29/2019 11:04:07 AM FILED/CERT

Document Prepared By:  
Shannon R. Crull, P. C.  
3009 Firefighter Lane  
Birmingham, Alabama 35209

Send Tax Notice To:  
Bradley Kyle Cook  
808 Wolfcreek Rd  
Pell City, AL 35128

**GENERAL WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

}  
}

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF One Hundred Forty-Five Thousand Dollars and NO/100 (\$145,000.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Stephen Overton, a single person conveying property that is not his homestead nor that of his spouse, (herein referred to as grantor), grant, sell, bargain and convey unto, Bradley Kyle Cook (herein referred to as Grantee whether one or more), the following described real estate, situated in SHELBY County, Alabama to wit:

The West Half of the Northwest Quarter of Section 3, Township 18, Range 2 East, situated in Shelby County, Alabama, less and except that land in Parcel IDs 05-2-03-0-000-003.001 and 05-2-03-0-000-003.003, all in Shelby County, Alabama.

Also an easement for ingress and egress described as follows; Commencing at a point on the east line of Section 4, Township 18, Range 2 East, said point being 20 feet South of the Northeast corner of said Section and being the Point of Beginning of the herein described easement, thence north along the east line of Section 4 a distance of 20 feet to the Northeast corner of said section; thence continuing north 03 degrees 00 minutes west 776.3 feet to the center of a gravel road (Old Eason Road); thence on and along said road north 71 degrees 32 minutes west (50 feet); thence south 3 degrees 00 minutes east parallel to the above-referenced section lines a distance of 796.3 feet, more or less, to a point which is 50 feet west of the above-referenced Point of Beginning; thence east 50 feet to the point of beginning. Lying situated and being in St. Clair and Shelby Counties, in the State of Alabama.

Also a second easement for ingress and egress described as follows:

An Ingress-Egress Easement in the Northwest Quarter of the Northwest Quarter of Section 3, Township 18 South, Range 2 East in Shelby County, Alabama and being more particularly described as follows: Commence at an existing pine knot at the Northwest corner of said Quarter-Quarter of Section and run South 00 degrees 37 minutes 20 seconds East along the West line of said Quarter-Quarter Section for 10.81 feet to a 5/8" rebar set in the centerline of an existing dirt drive and the Point of Beginning of a 25 foot wide easement lying 12 1/2, feet left and 12 1/2 feet right of the following described centerline; thence South 22 degrees 55 minutes 55 seconds East along said centerline for 238.54 feet to a 5/8" rebar set, thence South 25 degrees 47 minutes 05 seconds East along said centerline for 259.89 feet to a 5/8" rebar set and the end of said easement.

Parcel ID: 05-2-03-0-000-003.000 (for reference only)

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Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ 139,400.00 of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said grantee, his/her heirs, successors and assigns forever.

And I do for myself and for my heirs and assigns, covenant with the said grantee, his/her heirs, successors and assigns, that I am lawfully seized in fee simple of said premises and I am authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have 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 grantee, his/her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned grantor has hereunto set his/her hand and seal, this 26<sup>th</sup> day of July, 2019

\_\_\_\_\_  
Stephen Overton

STATE OF AL  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Stephen Overton whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26<sup>th</sup> day of July, 2019

Notary Seal

\_\_\_\_\_  
Notary Public  
My commission expires:



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**Real Estate Sales Validation Form**

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

Grantor's Name Stephen Overton  
Mailing Address 1195 Wolfcreek Rd  
Pell City, AL  
35128

Grantee's Name Bradley Kyle  
Mailing Address 808 Wolfcreek Rd  
Pell City, AL 35128

Property Address Shelby & St Clair  
Counties

Date of Sale 7-26-19  
Total Purchase Price \$ 145,000  
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
- Other

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 7-26-19

Print James Gotha

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

Filed and Recorded  
Official Public Records  
(Verified by)

Shelby County, AL 07/29/2019  
State of Alabama  
Deed Tax: \$145.00

Shelby County Alabama  
Print Form

7 AM

Form RT-1

Allen R. B.