

Shelby County, AL 04/16/2020
State of Alabama
Deed Tax: \$308.00

This Instrument Prepared By:
Garry S. McAnnally
Garry S. McAnnally, LLC
Attorneys at Law
50 Wisteria Place
Millbrook, Alabama 36054
File No. 82932



20200416000149120 1/5 \$342.00
Shelby Cnty Judge of Probate, AL
04/16/2020 01:01:48 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Three Hundred Eight Thousand (\$308,000.00), the amount of which can be verified in the Sales Contract between the Parties, and other good and valuable consideration paid to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, I or we, **Amy B. Nelson**, an unmarried woman (herein referred to as GRANTOR(S)), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Martin B. Cook, Jr.** (herein referred to as GRANTEE(S)), his/her/their heirs and assigns, the following described real estate, situated in the County of Shelby, Alabama, to wit:

See Exhibit 'A' attached hereto and made a part hereof.

This conveyance is made subject to statutory rights of redemption, regulations, restrictive covenants, restrictions, conditions, liens, set back lines, reservations, easements, rights-of-way, and other rights of whatever nature, recorded and/or unrecorded, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said property.

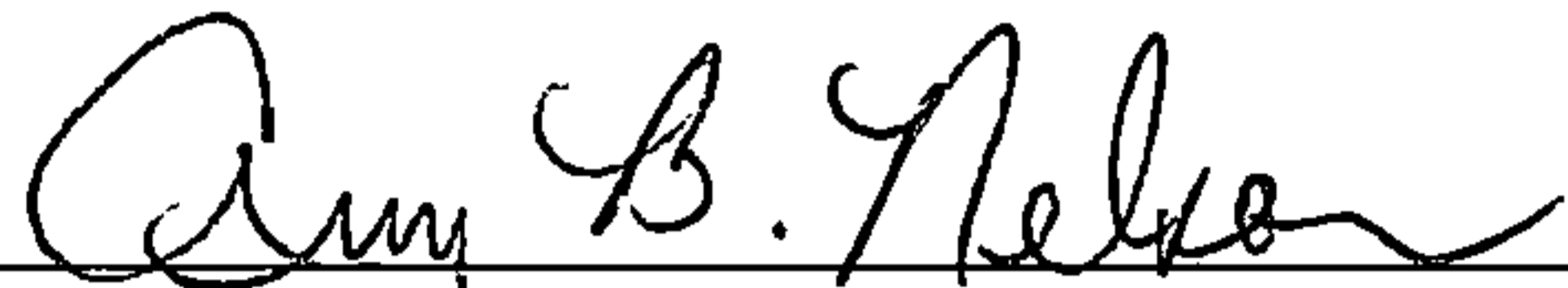
\$207,998.00 of the purchase price of the above-described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the aforesaid premises to the said GRANTEE(S), his/her/their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his/her/their heirs and assigns, that he/she/they are lawfully seized in fee simple of the aforementioned premises, that it is free from all encumbrances, except as hereinabove provided, that he/she/they have a good right to sell and convey the same to the said GRANTEE(S), his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), his/her/their heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF I/we have hereunto set my/our hand(s) and seal(s) this 3rd day of March, 2020.



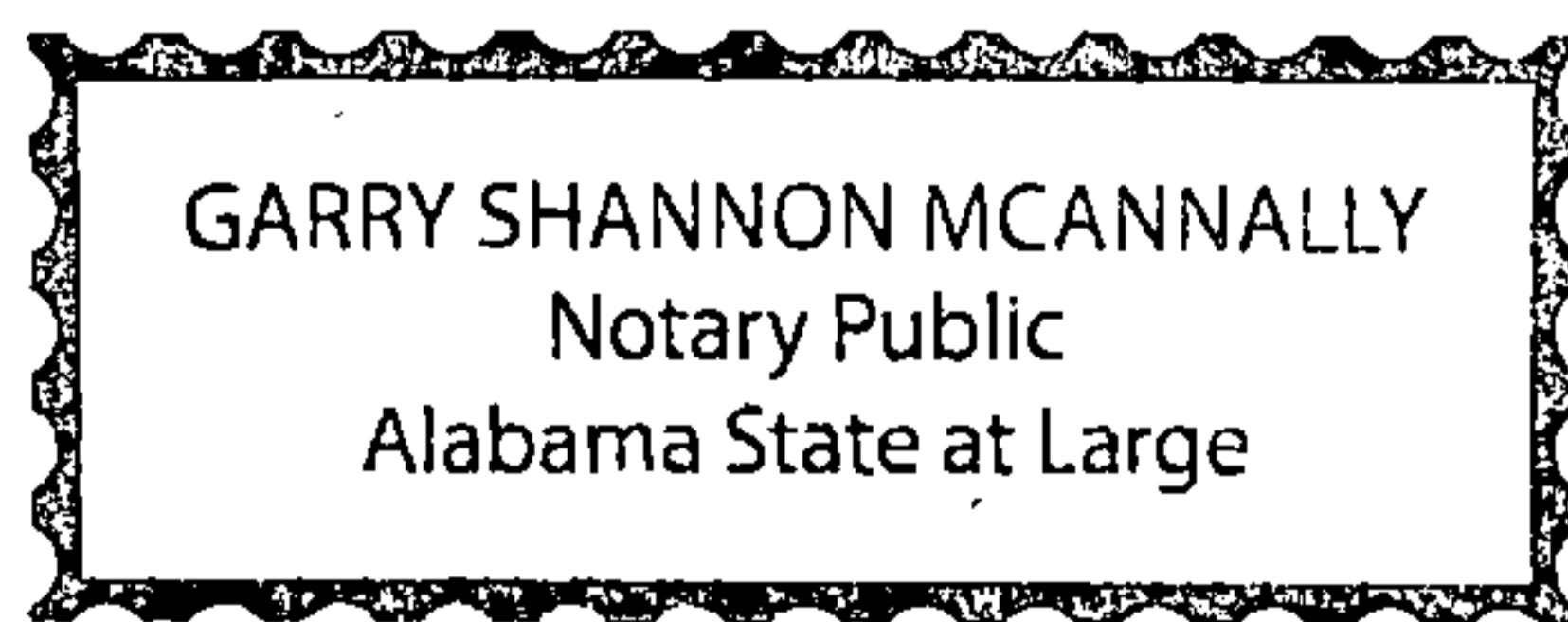
Amy B. Nelson


STATE OF ALABAMA)
COUNTY OF ELMORE)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Amy B. Nelson, 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 has/have executed the same voluntarily on the day the same bears date.

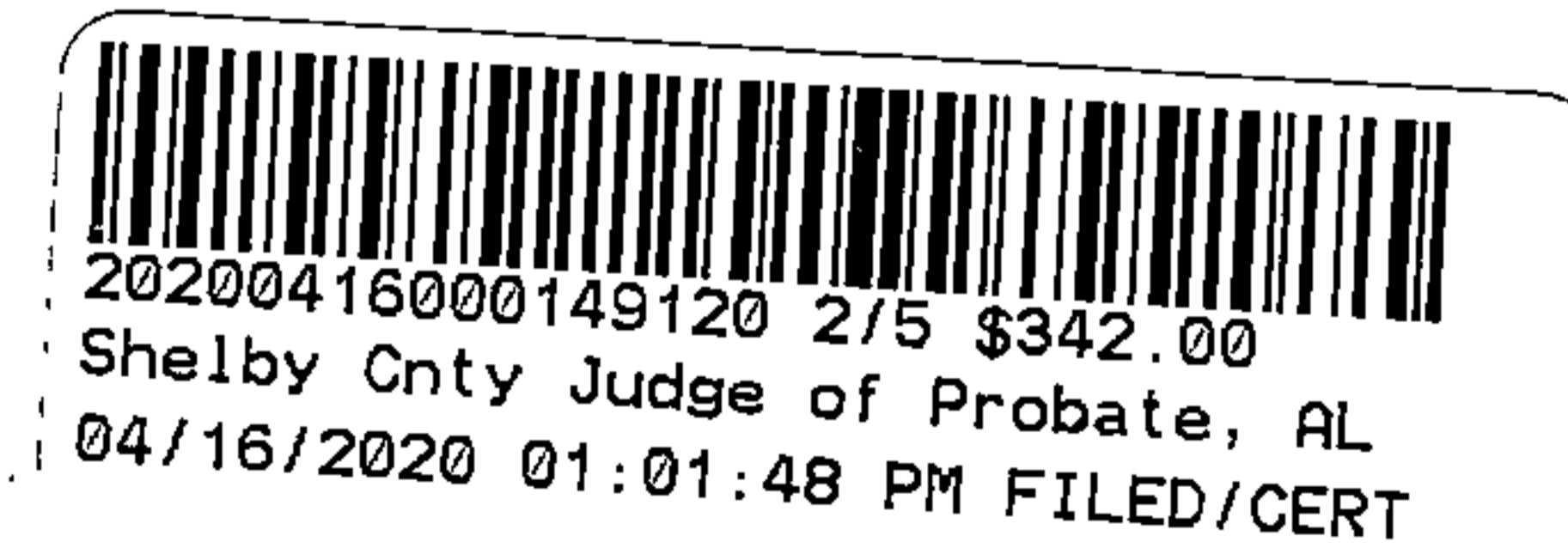
Given under my hand and official seal this 3rd day of March, 2020.

[SEAL]





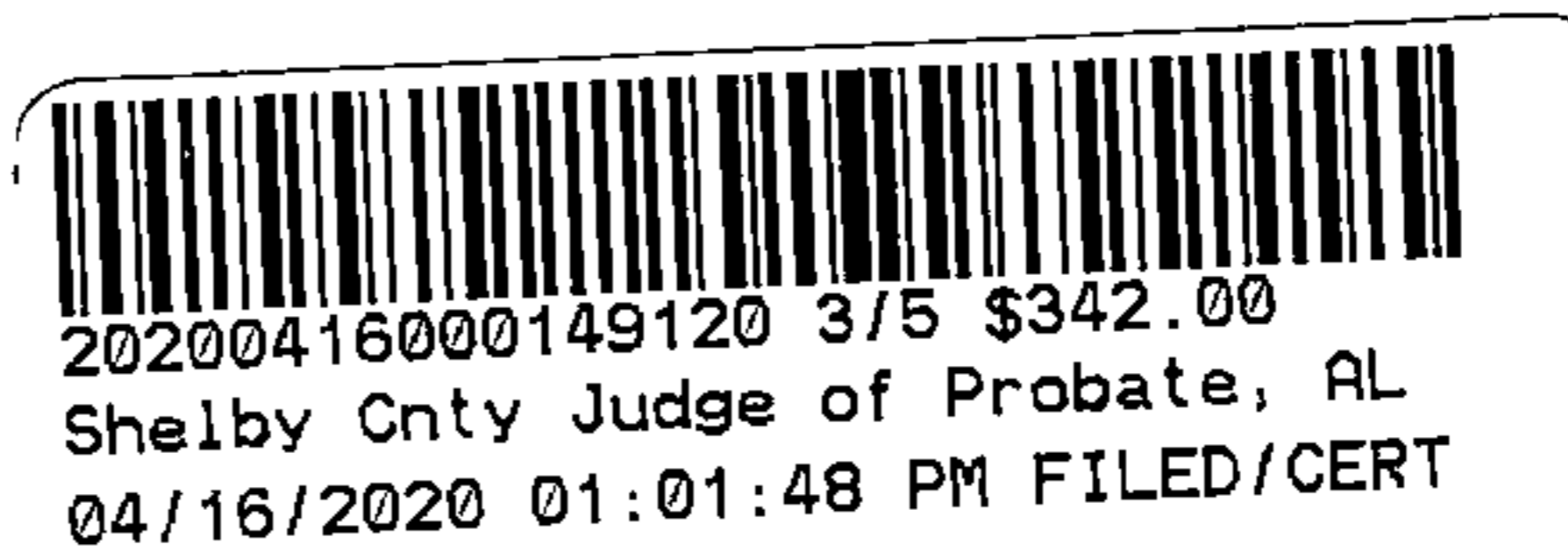
Notary Public
My Commission Expires: 12-2-20

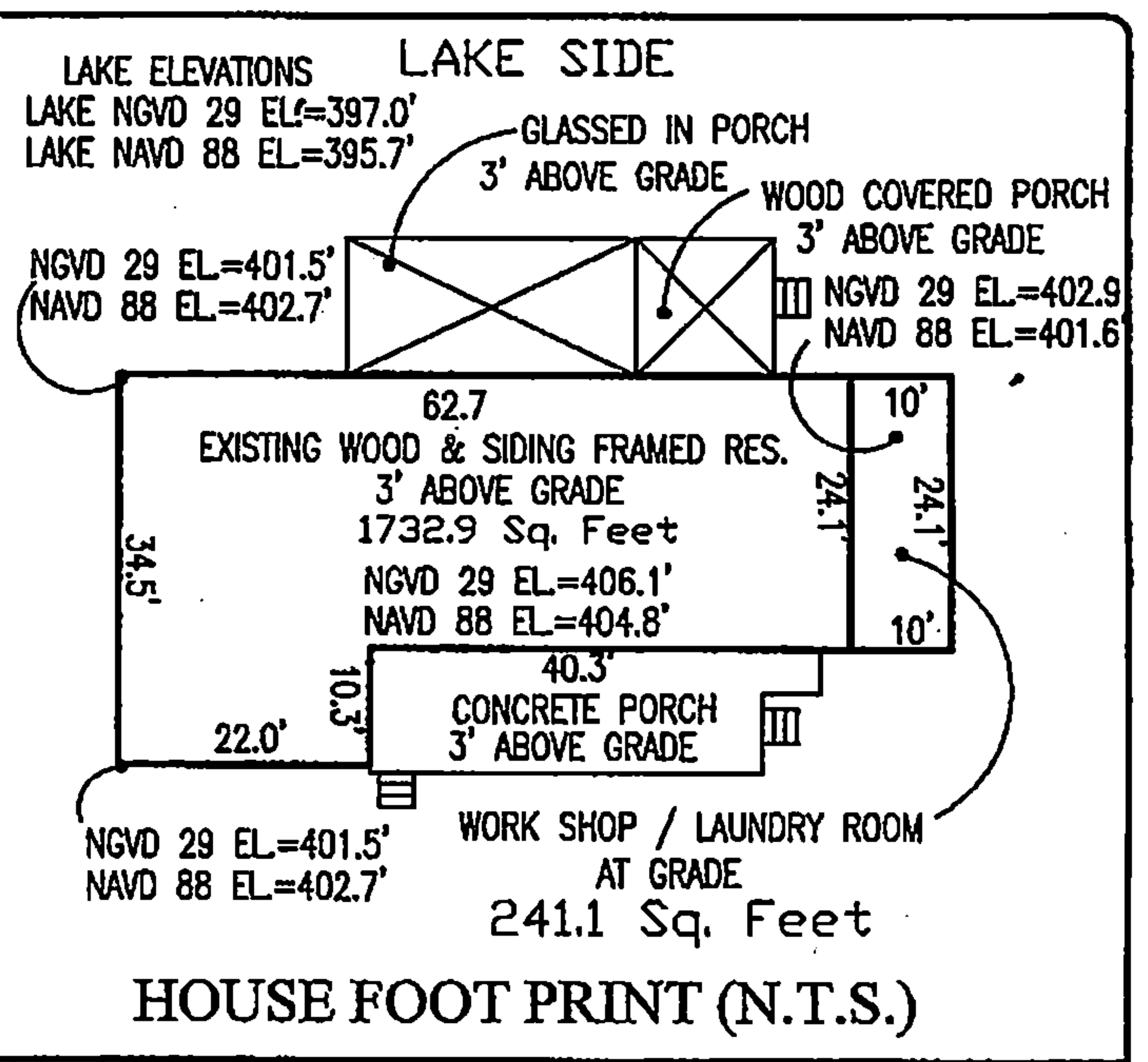
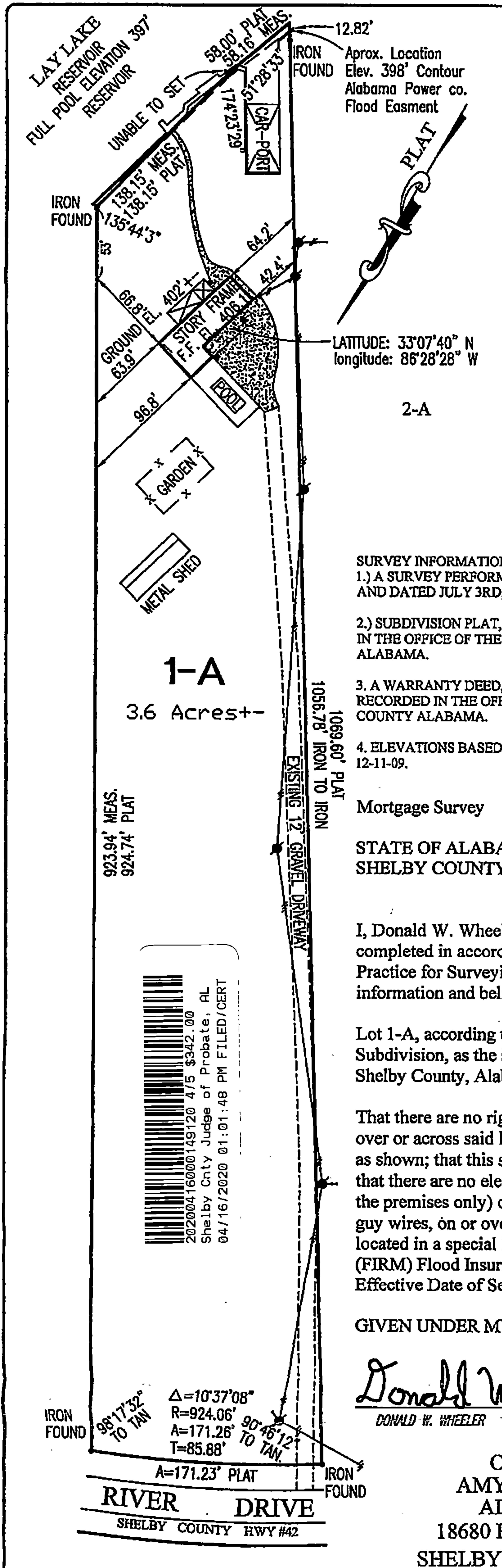


File No. 82932

EXHIBIT 'A'
Legal Description

Lot 1-A, according to the Map of 1986 Addition to Shelby Shores, as recorded in Map Book 10, Page 51 in the Office of Shelby County, Alabama.





SURVEY INFORMATION:

- 1.) A SURVEY PERFORMED BY AMOS CORY, REGISTRATION NO. 10550 AND DATED JULY 3RD, 1990.
- 2.) SUBDIVISION PLAT, RECORDED IN MAP BOOK 10, PAGE 51 IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY ALABAMA.
3. A WARRANTY DEED, RECORDED 20070730000351790 AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY ALABAMA.
4. ELEVATIONS BASED ON TOP OF WATER 396.8' NGVD 1929 ON 12-11-09.

LEGEND	
	IRON PIN WITH CAP FOUND
	IRON PIN FOUND (1" OPEN)
	IRON PIN WITH CAP SET
	A= Arc Distance
	R= Radius
	Δ= Delta Angle
	Power Pole w/Guy Wires
	WOODEN FENCE
	EASEMENT LINE
	SETBACK LINE
	CENTERLINE
	CONCRETE

Mortgage Survey

STATE OF ALABAMA
SHELBY COUNTY

TO ALL INTERESTED PARTIES:
SCALE: 1" = 100'

I, Donald W. Wheeler, hereby state that this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

Lot 1-A, according to the Final Plat of 1986 ADDITION TO SHELBY SHORES 3 Subdivision, as the same appears of record in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 10, Page 51.

That there are no rights-of-way, easements, joint driveways or encroachments, over or across said land, visible on the surface or shown on recorded map, except as shown; that this survey shows the improvements located on said property; and that there are no electrical or telephone wires, (excluding wire which serve the premises only) or structures or supports therefor, including poles, anchors and guy wires, on or over said property, except as shown; and that the property is located in a special hazard area and is shown in a Zone "A" as shown on the (FIRM) Flood Insurance Rate Map 0117C0465D, Panel #465 of 580 with an Effective Date of September 29, 2006 for this area.

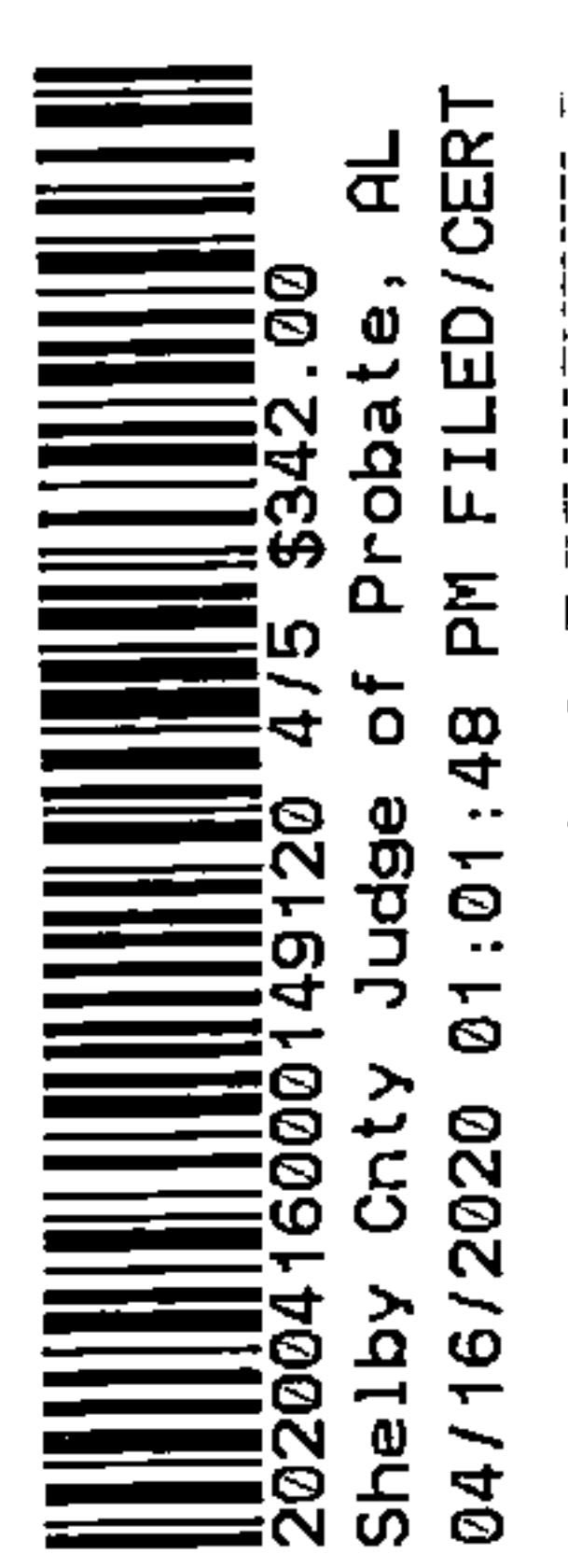
GIVEN UNDER MY HAND AND SEAL, this the 12th day of January, 2009.

Donald W. Wheeler
DONALD W. WHEELER ALABAMA REG. NO. 23340

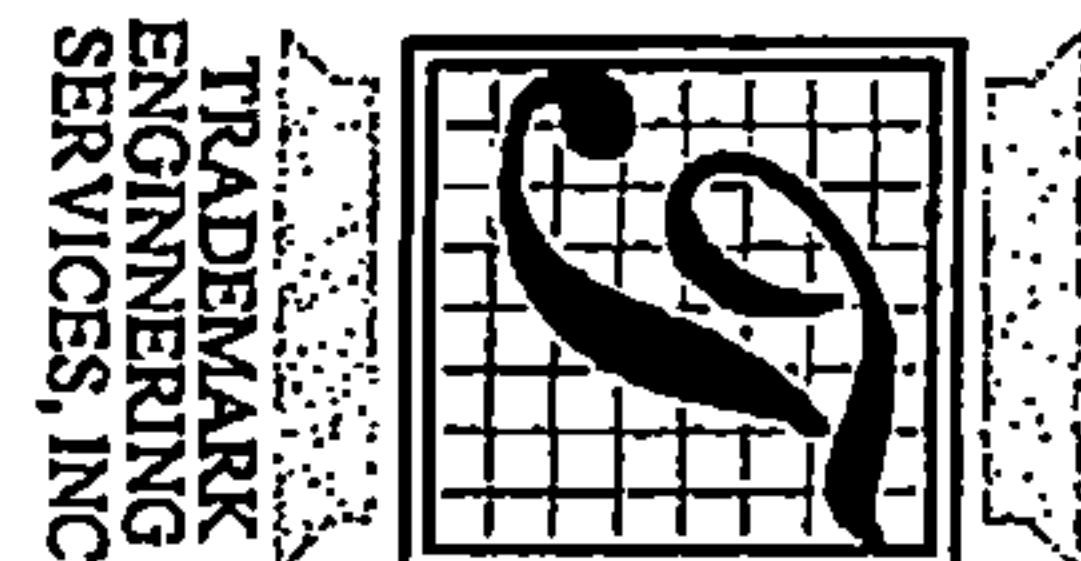


OWNER:
AMY NELSON
ADDRESS:
18680 RIVER DRIVE
SHELBY, AL. 35143-7315

DATE OF SURVEY 1-11-09



Drawn	D.M.W.
Checked	D.M.W.
Scale	1"=100'
Date	1/11/2009
Project No.	011209-01
Sheet No.	1



MORTGAGE SURVEY
 LOT 1-A, 1986 ADDITION TO SHELBY SHORES
 OWNER: AMY NELSON
Trademark Engineering Services, Inc.
 Engineering • Land Surveying • Construction Consultants

P.O. BOX 382963
 BIRMINGHAM, ALABAMA 35238
 OFFICE: (205) 437-0046
 FAX: 205747-0388
 Email: trademarkeng@aol.com

Real Estate Sales Validation Form

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

Grantor's Name: Amy B. Nelson
Mailing Address: 18680 River Drive
Shelby, AL 35143

Grantee's Name: Martin B. Cook, Jr.
Mailing Address: 132 McRae Road
Deatsville, AL 36022

Property Address: 18680 River Drive
Shelby AL 35143

Date of Sale: 3 April
~~30th~~ day of ~~March~~, 2020

Total Purchase Price: \$308,000.00

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
- 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: April 3
~~March 24~~, 2020

Print: Gary S. McAnally, LLC

____ Unattested _____
(verified by)

Sign: _____
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

