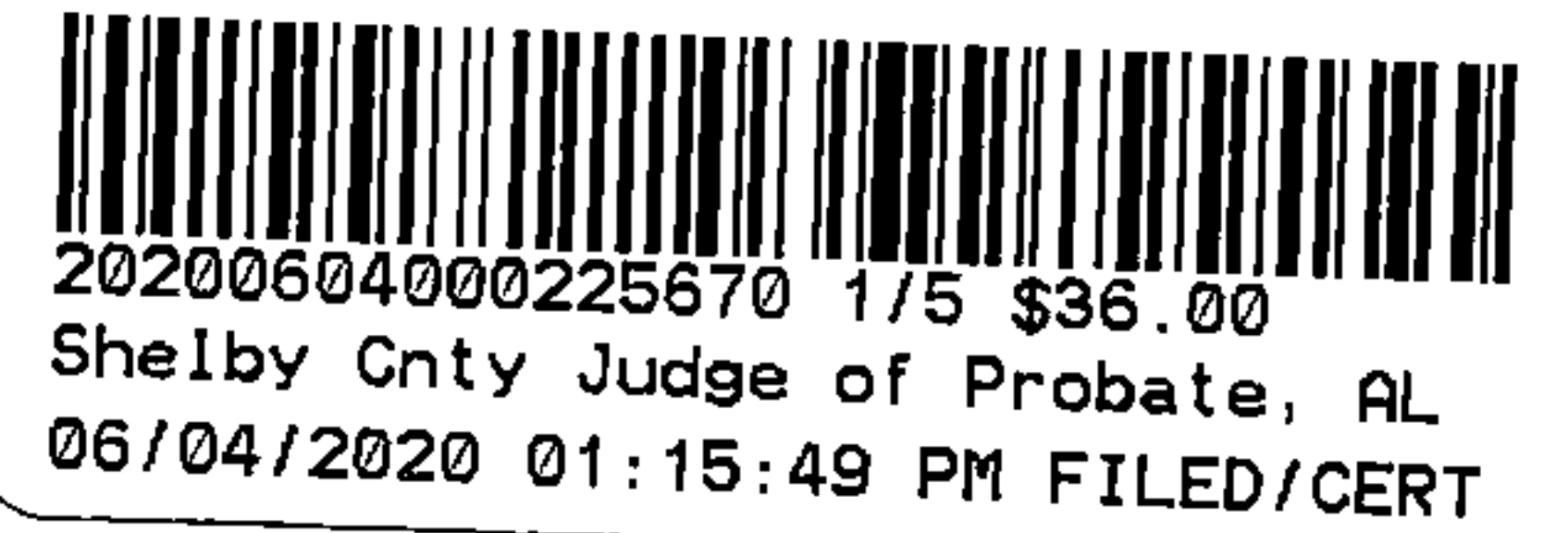


This Instrument Prepared By:
Lynn Campisi
LYNN CAMPISI, P.C.
3016 Pump House Road
Birmingham, AL 35243

RECEIVED
JUN 04 2020
Send Tax Notice To:
Landers H. Cook
Kenny N. Cook
77 Starlite Lane
Millbrook, AL 36054
Allison S. Boyd
Judge of Probate

DEED OF DISTRIBUTION

STATE OF ALABAMA)
SHELBY COUNTY)



THIS DEED made and entered into the 23 day of May, 2020, by **Kenny N. Cook and Landers H. Cook, as co-Personal Representatives of the Estate of Noland B. Cook, deceased ("Grantor")**, and **Kenny N. Cook and Landers H. Cook ("Grantee" whether one or more)**.

RECITALS:

1. **Noland B. Cook ("Decedent")** died testate on October 19, 2019. His Last Will and Testament was filed with the Probate Court of Shelby County, Alabama on October 30, 2019, under Case Number **PR-2019-000878** by said Court. Said Court issued Letters Testamentary to **Kenny N. Cook and Landers H. Cook** on November 4, 2019, authorizing **Kenny N. Cook and Landers H. Cook** to act on behalf of the Estate of Decedent.

2. Decedent was predeceased by his spouse Eleanor G. Cook, and was the surviving owner of said property being conveyed herein, as evidenced by that certain Warranty Deed, Jointly for Life with Remainder to Survivor recorded in the Office of the Judge of Probate of Shelby County, Alabama, on September 30, 1988, in Book 208, at Page 727.

3. Under Item Three of Decedent's Last Will and Testament, Decedent gives all of his real property to Kenny N. Cook and Landers H. Cook, in equal shares.

4. The beneficiaries under Decedent's Last Will and Testament have unanimously agreed as to the distribution of Decedent's real property.

5. Accordingly, Grantor has determined that said real property described herein and made the subject of this conveyance shall be distributed to Grantee according to the terms of Decedent's Last Will and Testament.

NOW, THEREFORE, in consideration of the premises, Grantor does hereby grant, bargain, sell and convey unto all right, title, interest and claim in or to the real estate situated in Shelby County, Alabama, described more particularly, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to:

Easements and restrictions of record, if any.

Rights or claims of parties in possession not shown by the public records.

Easements, or claims of easements, not shown by public records.

Encroachments, overlaps, boundary line disputes or other matters that would be disclosed by an accurate survey and inspection of the premises.

Any lien, or right to lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Taxes or assessments that are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.

Taxes for the current year and subsequent years.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

THE PREPARER OF THIS DEED HAS ACTED ONLY AS A SCRIVENER AND HAS NOT EXAMINED TITLE TO THE PROPERTY HEREIN CONVEYED. NO TITLE OPINION IS GIVEN.

TO HAVE AND TO HOLD to the said Grantee and to her respective successors and assigns forever.

This instrument is executed by Grantor solely in their representative capacity named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of Grantor in their individual capacities, and Grantor expressly limits their liability hereunder to the property now or hereafter held by them in their representative capacity named.

IN WITNESS WHEREOF, Grantor has executed this conveyance by setting their signatures hereto this the 23 day of May, 2020.

ESTATE OF NOLAND B. COOK, DECEASED

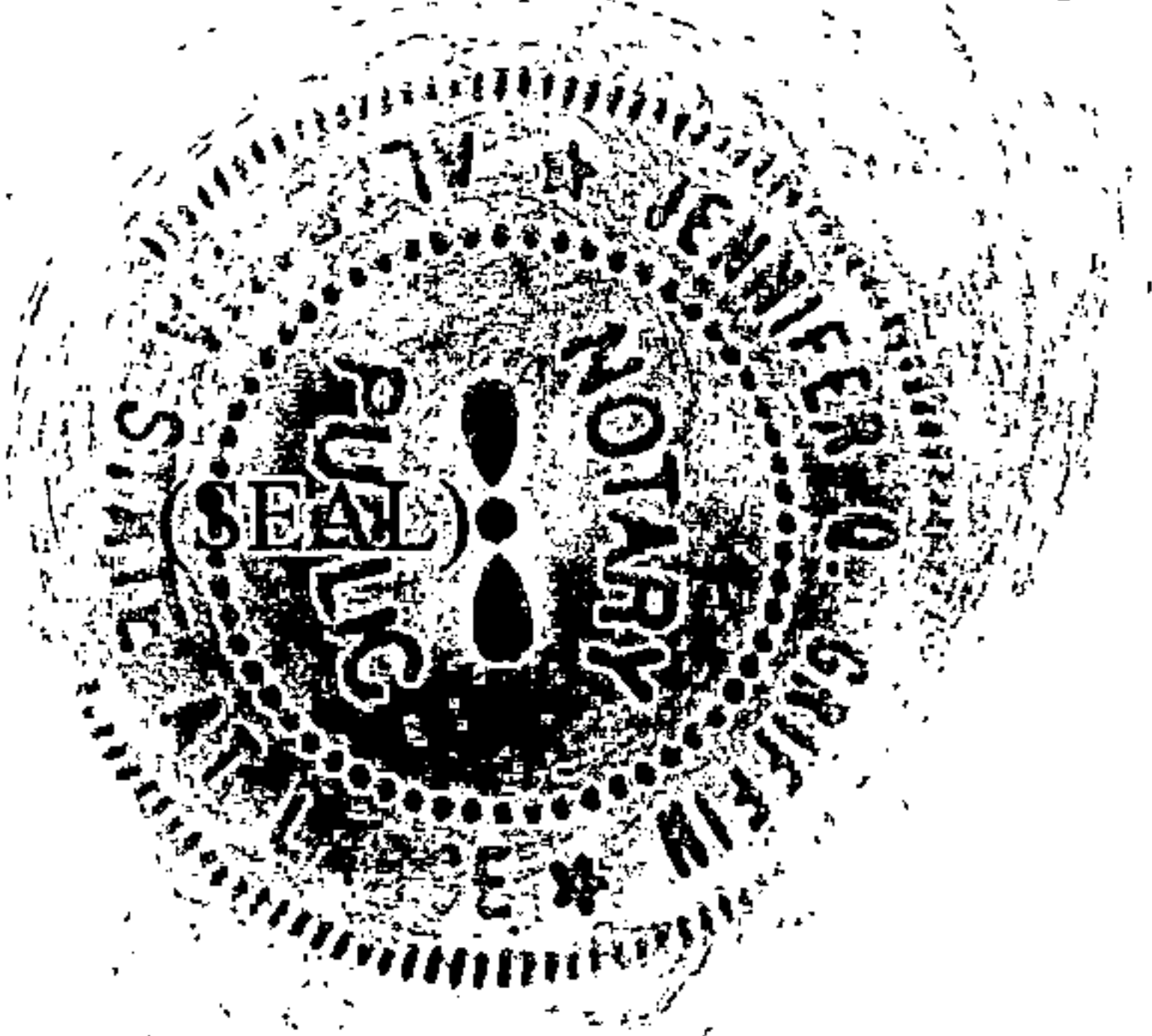
By: Kenny N. Cook
Kenny N. Cook, co-Personal Representative

By: Landers H. Cook
Landers H. Cook, co-Personal Representative

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that **Kenny N. Cook**, whose name, as co-Personal Representative of the Estate of Noland B. Cook, deceased, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in said capacity, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23 day of May, 2020.

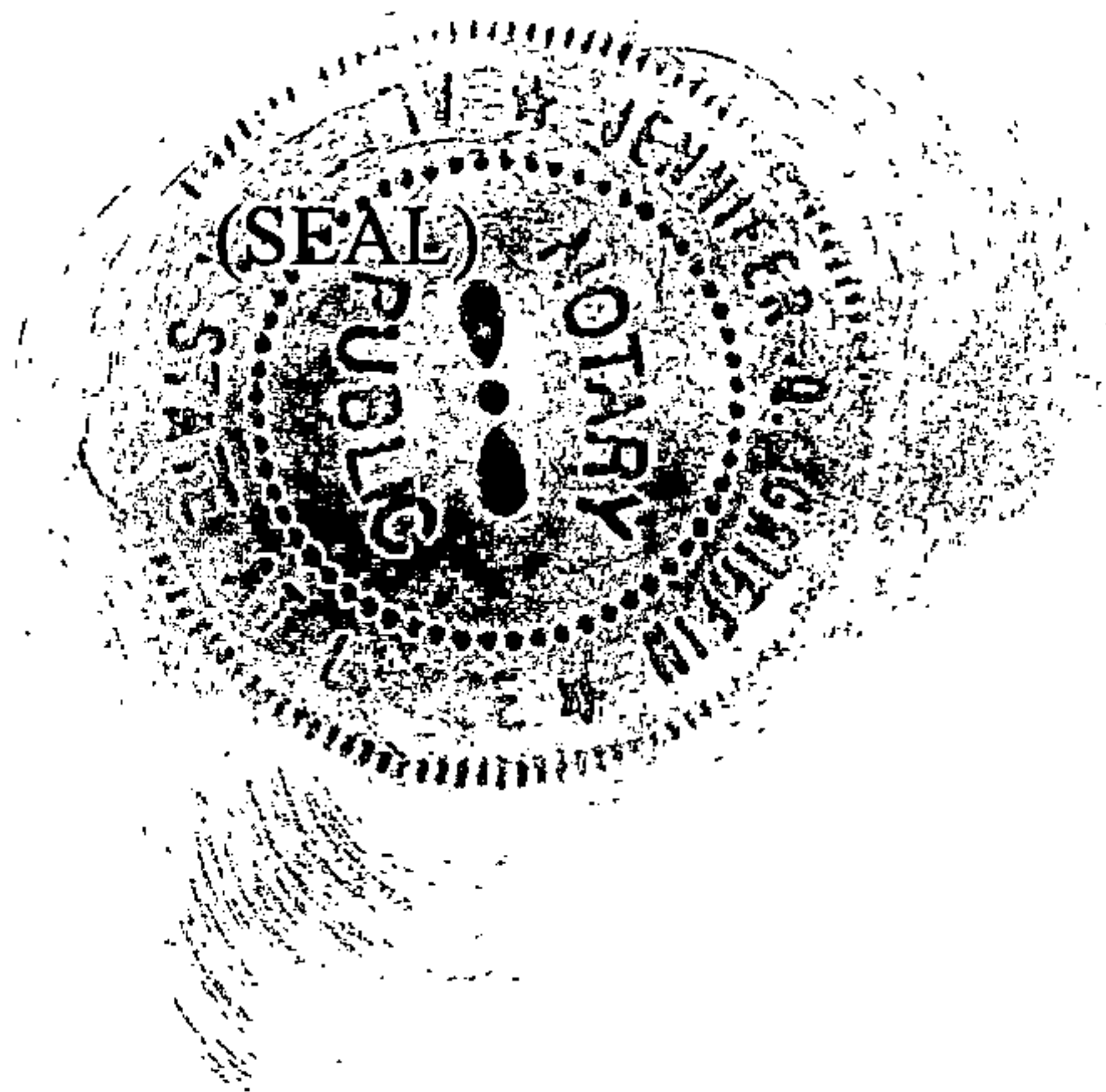


Jennifer Z. Guffin
Notary Public
My commission expires: 9/11/2022

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that **Landers H. Cook**, whose name, as co-Personal Representative of the Estate of Noland B. Cook, deceased, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in said capacity, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23 day of May, 2020.



Jennifer Z. Guffin
Notary Public
My Commission Expires: 9/11/2022


20200604000225670 3/5 \$36.00
Shelby Cnty Judge of Probate, AL
06/04/2020 01:15:49 PM FILED/CERT

EXHIBIT "A"

Parcel # 27 1 02 0 001 009.020

Lot 13, according to the map and survey of Country Hills Subdivision, Phase I, as recorded in Map Book 11, Page 41, in the Office of the Judge of Probate, Shelby County, Alabama



20200604000225670 4/5 \$36.00
Shelby Cnty Judge of Probate, AL
06/04/2020 01:15:49 PM FILED/CERT

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>Estate of Nolan B. Cook</u>	Grantee's Name	<u>Landels H. Cook</u>
Mailing Address	<u>Kenny N Cook & Landels H. Cook, PR</u>	Mailing Address	<u>Kenny N. Cook</u>
	<u>77 Starlite Lane</u>		<u>77 Starlite Lane</u>
	<u>Millbrook, AL 36054</u>		<u>Millbrook, AL 36054</u>
Property Address	<u>13 Country Hills Road</u>	Date of Sale	<u>5/23/2020</u>
	<u>Montevallo, AL 35115</u>	Total Purchase Price	<u>\$</u>
		or	
		Actual Value	<u>\$ Per Terms of will</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>per terms of will</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 5/23/2020

Print Jennifer Q. Griffin

☐ Unattested

Sign

Jennifer Q. Griffin
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



20200604000225670 5/5 \$36.00
Shelby Cnty Judge of Probate, AL
06/04/2020 01:15:49 PM FILED/CERT