

This document prepared by:  
Law Office of John A. Gant  
200 Office Park Drive, Suite 210  
Birmingham, Alabama 35223

Send tax notice to:  
Robert and Susan Hanley  
2056 Highland Village Bend  
Birmingham, AL 35242

**GENERAL WARRANTY DEED**

STATE OF ALABAMA)  
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Six Hundred Eighty Three Thousand and 00/100 Dollars (\$683,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, CHRISTOPHER COOK and RACHEL COOK, Husband and Wife (herein referred to as GRANTORS) do grant, bargain, sell and convey unto ROBERT HANLEY and SUSAN HANLEY, as joint tenants with rights of survivorship (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama:

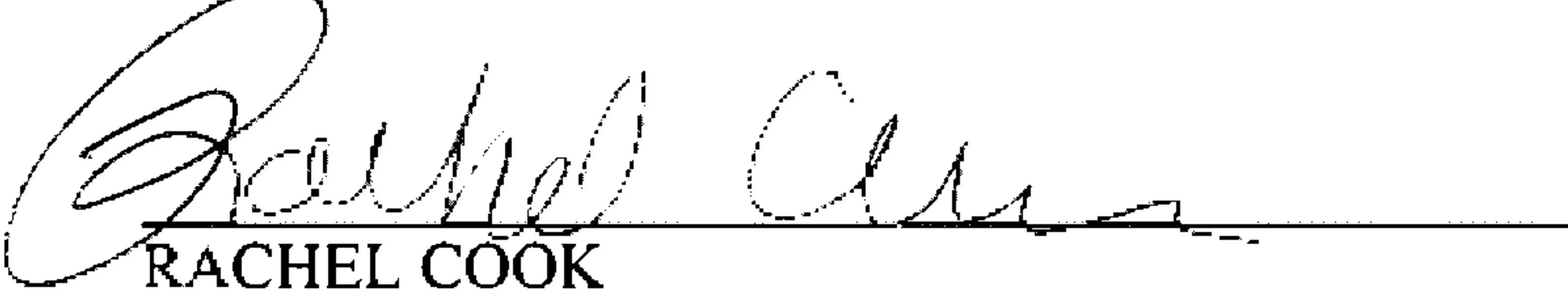
See attached Exhibit "A"

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executors and administrator covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we are and 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 persons.

Dated this the 6<sup>th</sup> day of July, 2022.

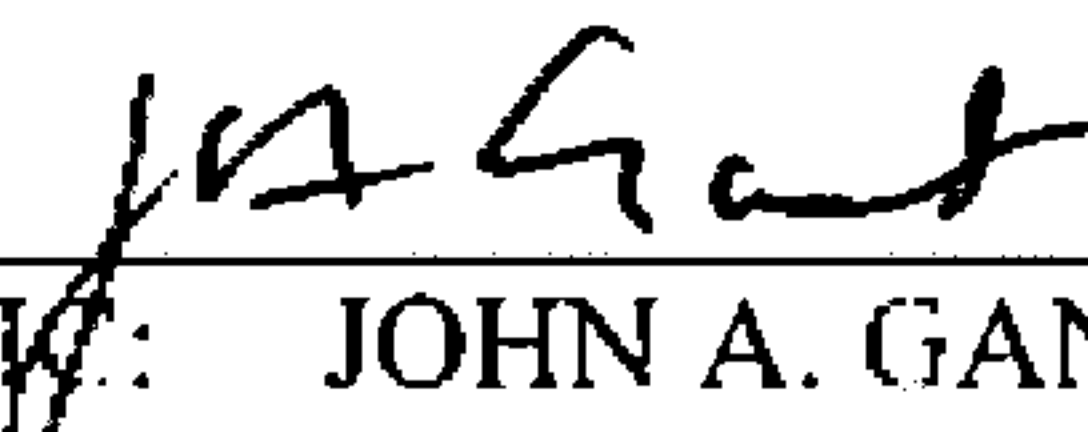
  
CHRISTOPHER COOK

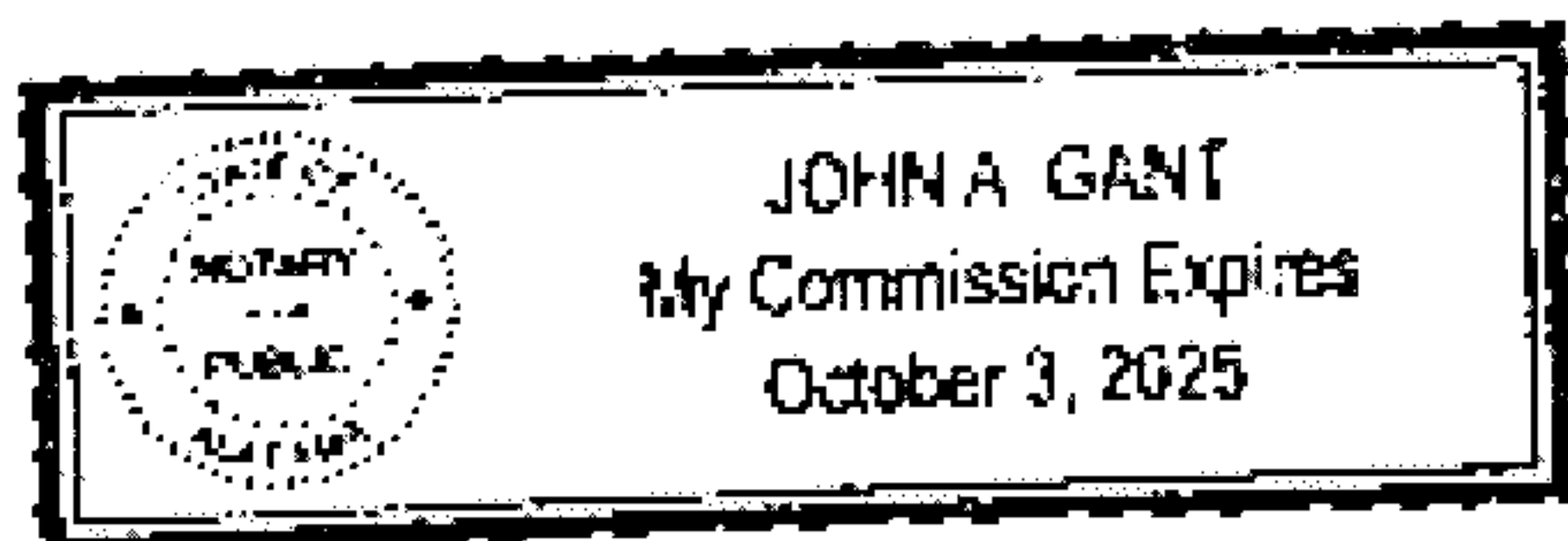
  
RACHEL COOK

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHRISTOPHER COOK and RACHEL COOK, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6<sup>th</sup> day of July, 2022.

  
NOTARY PUBLIC: JOHN A. GANT  
My Commission Expires: 10/3/2025



## **EXHIBIT "A"**

Lot 19, according to the 2nd Amendment to the Amended Map of A Single Family Residential Subdivision The Village at Highland Lakes Sector One an Eddleman Community, as recorded in Map Book 38, pages 24 A, B, C, D & E, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Areas all as more particularly described in the Declaration of Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded as Instrument 20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, a Residential Subdivision, Sector One, recorded as Instrument 20060421000186670, Amendment as recorded in Instrument 20060712000335740, Supplementary Declaration recorded in Instrument 20151230000442810, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

**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>Christopher &amp; Rachel Cook</u>	Grantee's Name	<u>Robert &amp; Susan Hanley</u>
Mailing Address	<u>3790 Dover Dr.</u>	Mailing Address	<u>2056 Highland Village Bend</u>
	<u>Birmingham, AL 35223</u>		<u>Birmingham, AL 35242</u>
Property Address	<u>2056 Highland Village Bend</u>	Date of Sale	<u>7/6/2022</u>
	<u>Birmingham, AL 35242</u>	Total Purchase Price \$	<u>683,000.00</u>
		or	
		Actual Value \$	
		or	
		Assessor's Market Value \$	

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage  
☐ Bill of Sale  
☒ Sales Contract

☒ Closing Statement  
☐ Other

\* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

**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.

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 being conveyed.

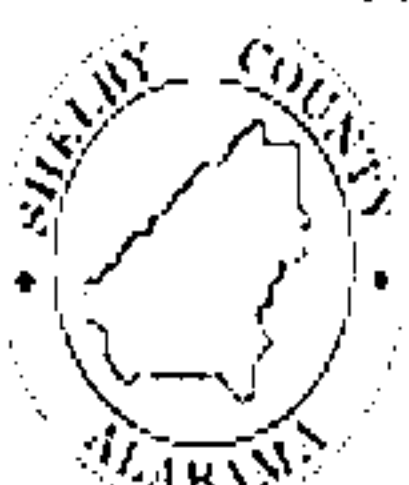
Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 7/6/2022



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/11/2022 08:41:17 AM  
 \$714.00 BRITTANI  
 20220711000271940

Print John A. Gant

Sign *John A. Gant*  
 Owner (Agent) circle one

*Allen S. Byrd*