



20220914000356960 1/2 \$180.00
Shelby Cnty Judge of Probate, AL
09/14/2022 03:36:20 PM FILED/CERT

FMV \$154,930

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This Instrument was Prepared by:
Sandy Johnson
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Emmett Cooper and Mayo Mabry Cooper

**WARRANTY DEED, JOINTLY FOR LIFE WITH
REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Dollar and No Cents (\$1.00)** and other good and valuable consideration, to the undersigned Grantor, **Hummingbird Way LLC**, whose mailing address is **16700 HIGHWAY 280, SUITE A-128, CHELSEA, AL 35043** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Emmett Cooper and Mayo Mabry Cooper**, whose mailing address is **16700 HIGHWAY 280, SUITE A-128, CHELSEA, AL 35043** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **528 HUMMINGBIRD WAY, WILSONVILLE, AL 35186**; to wit;

Commence at the Northeast corner of the South ½ of the NE ¼ of the NE ¼ of Section 23, Township 21 South, Range 1 East, Shelby County, Alabama; run thence South 88°33'00" West for 49.98 feet to the point of beginning; run thence South 20°40'30" West for 54.02 feet; run thence South 20°48'51" West for 42.63 feet; run thence South 83°28'48" West for 437.07 feet; run thence South 54°03'36" West for 297.48 feet; run thence North 78°54'46" West for 203 feet, more or less to a lake shore; run thence in a Northeasterly direction along said shore for 350 feet, more or less, to a point that is South 88°33'00" West and 676 feet more or less from the point of beginning; run thence North 88°33'00" West and 676 feet more or less to the point of beginning. Being situated in Shelby County, Alabama.

LESS AND EXCEPT a 50 foot easement described as follows:

Commence at the Northeast corner of the South ½ of the Northeast ¼ of the Northeast ¼ of Section 23, Township 21 South, Range 1 East, Shelby County, Alabama; run thence South 88°33'00" West for 49.98 feet, to the point of beginning; run thence South 20°40'30" West for 53.97 feet; run thence South 88°33'00" West for 112.36 feet; run thence South 40°10'06" West for 21.41 feet; run thence South 49°48'46" West for 59.81 feet; run thence South 83°28'48" West for 90.19 feet; run thence North 49°48'46" East for 130.66 feet; run thence North 40°10'06" East for 39.65 feet; run thence North 88°33'00" East for 155.15 feet to the point of beginning.

Said lands being subject to the 397 foot contour on the lake shore and being in Section 23, Township 21 South, Range 1 East, of the Huntsville Principal Meridian, Shelby County, Alabama.

Being situated In Shelby County, Alabama.

Subject to: Easements, Restrictions and Rights-of-Way of record.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

Shelby County, AL 09/14/2022
State of Alabama
Deed Tax: \$155.00

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, Emmett Cooper, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 14 day of SEPTEMBER, 2022.

Hummingbird Way LLC

Emmett Cooper
Emmett Cooper, Managing Member



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State of Alabama

County of Shelby

I, Alicia Hall, a Notary Public in and for said County in said State, hereby certify that Emmett Cooper, Managing Member of Hummingbird Way LLC 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 the foregoing conveyance he, as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 14 day of September, 2022

Alicia Hall

Notary Public, State of Alabama

Alicia Hall

My Commission Expires: 5/24/26

