

This instrument was prepared by:
Jennifer Tombrello Vizzina, Esq.
2169 Clearbrook Road
Hoover, AL 35226

SEND TAX NOTICE TO:
Rodney & Joyce Cook
9871 Hwy 51
Sterrett, AL 35147

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED


20221021000397190 1/3 \$265.50
Shelby Cnty Judge of Probate, AL
10/21/2022 10:46:51 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED THIRTY-SEVEN THOUSAND THREE HUNDRED SEVENTY-TWO DOLLARS AND EIGHTEEN CENTS (\$237,372.18) and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Joseph Rodney Cook**, as Personal Representative of the Estate of Ryan Nathaniel Cook, Deceased, (herein referred to as GRANTOR, whether one or more), do grant, bargain, sell and convey unto **Joseph Rodney Cook and Joyce Cook**, a married couple, (herein referred to as GRANTEE, whether one or more), as joint tenants with a right of survivorship, that certain real property, situated in Shelby County, Alabama, more particularly described on Exhibit A.

SEE EXHIBIT A.

This conveyance is made subject to 1) *ad valorem* taxes due for the current year and subsequent years not yet due and payable; 2) covenants, restrictions, reservations, easements, setback lines, rights-of-ways, and other matters imposed of record; and 3) mineral rights owned, leased or reserved in favor of others.

Property Address: 9871 Hwy 51, Sterrett, Alabama 35174.

This property is the homestead of the Grantor.

Scrivener only, No Title Search Performed.

To have and to hold unto the said Grantee, their heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

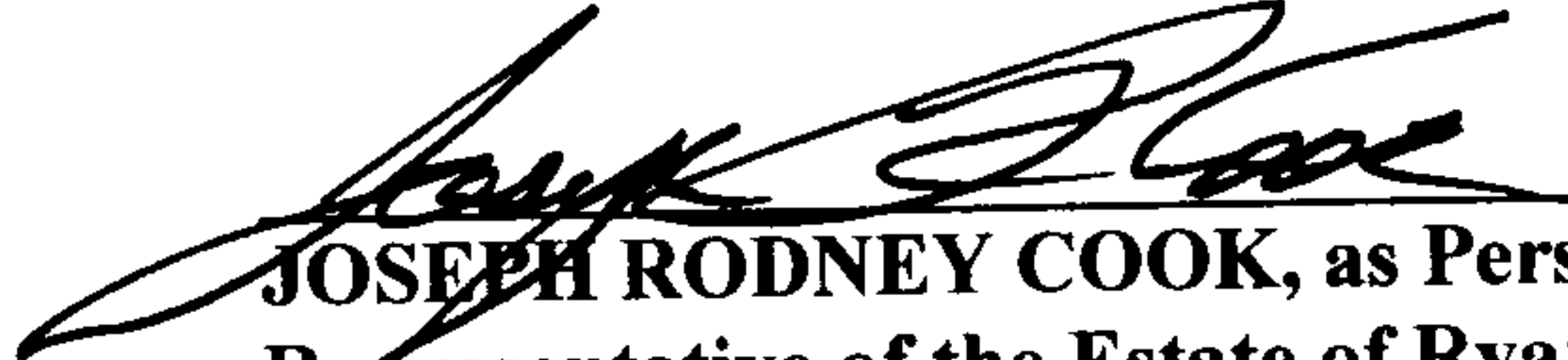
IN WITNESS WHEREOF, Grantor has executed this Deed this 19th day of October, 2022.

Shelby County, AL 10/21/2022
State of Alabama
Deed Tax: \$237.50



20221021000397190 2/3 \$265.50
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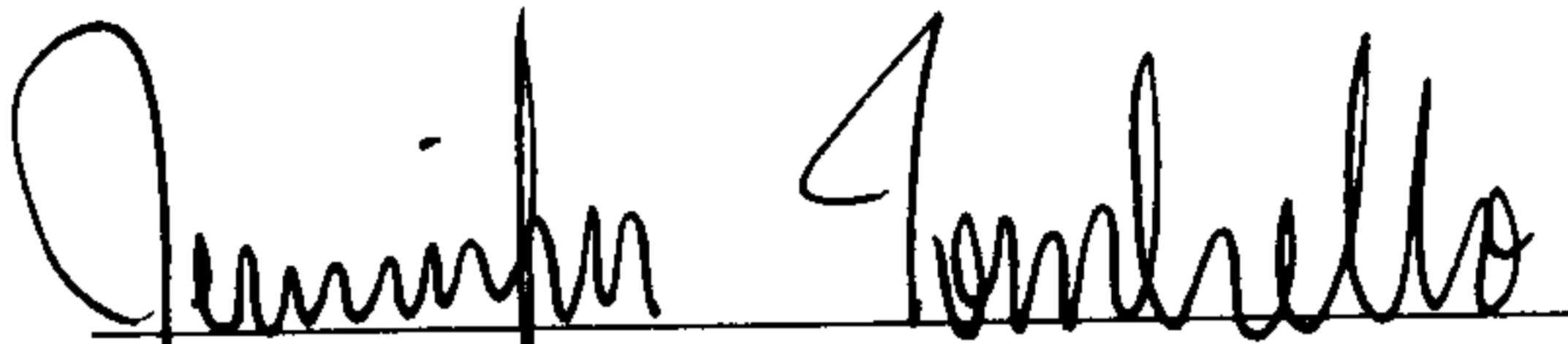
GRANTOR:

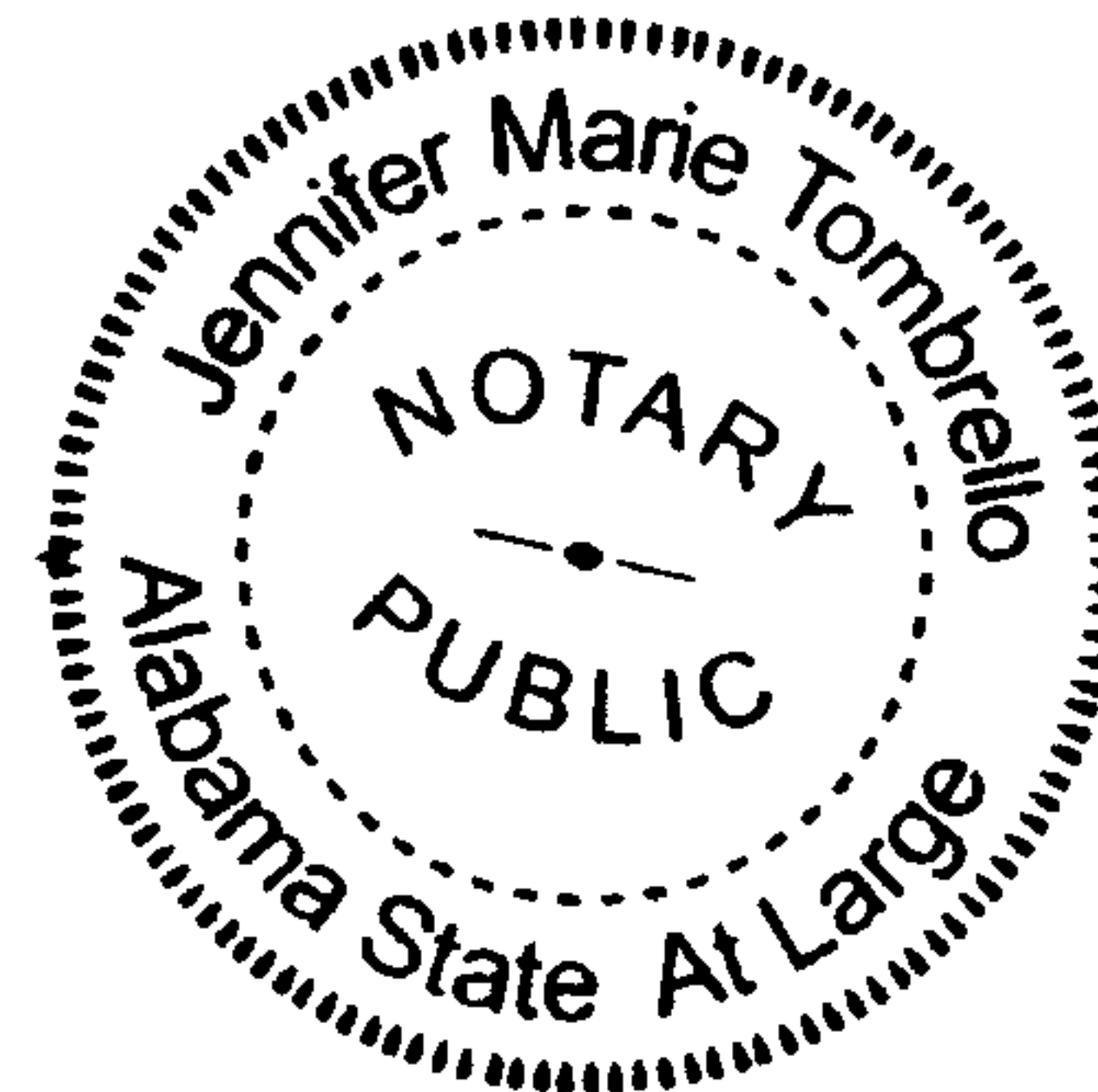

**JOSEPH RODNEY COOK, as Personal
Representative of the Estate of Ryan
Nathaniel Cook, Deceased**

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph Rodney Cook, as Personal Representative of the Estate of Ryan Nathaniel Cook, Deceased, whose name 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 19th day of October, 2022.


Notary Public
My Commission Expires: 07/03/2026



Grantor's Address: 9871 Hwy 51, Sterrett, Alabama 35174.

Grantee's Address: 9871 Hwy 51, Sterrett, Alabama 35174.

Exhibit "A"


20221021000397190 3/3 \$265.50
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A tract of Land in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama described as follows:

Begin at the NE corner of Section 21, Township 19 South, Range 1 East; thence run West along the North line of said Section 21 a distance of 420.00 feet; thence turn and angle of $91^{\circ}02'$ to the left and run a distance of 836.10 feet to the North right of way line of a County Highway; thence turn and angle of $100^{\circ}56'$ to the left and run along said right of way line a distance of 427.69 feet to the East line of Section 21; thence turn and angle of $79^{\circ}04'$ to the left and run North along the East line of said Section 21, a distance of 746.10 feet to the Point of Beginning. Situated in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama.

This conveyance is hereby made subject to restrictions, covenants, easements, limitations, rights of way, and mineral and mining rights, if any, of record in the Probate Office of Shelby County, Alabama.