

PREPARED BY:
Trussell, Funderburg, Rea,
Bell & Furgerson, P.C.
1905 First Avenue South
Pell City, Alabama 35125

SEND TAX NOTICE TO:
Jonathan Michael Cook
Morgan N. Cook

454 MERRY HILL RD
SHELBY CO AL 35147

WARRANTY DEED JOINT SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Fifty Nine Thousand and 00/100 Dollars (\$159,000.00) paid to the undersigned Grantor, **Sampsell Rentals, LLC, an Alabama Limited Liability Company**, (herein referred to as Grantor), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Jonathan Michael Cook and Morgan N. Cook** (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in the NE 1/4 of the SW 1/4 of Section 36, Township 18 South, Range 1 East, Shelby County, Alabama, being described as follows: Commence at the Northwest corner of the NE 1/4 of the SW 1/4 of Section 36, Township 18 South, Range 1 East, thence run East along the North line of the NE 1/4 of the SW 1/4 for a distance of 334.31 feet; thence turn an angle to the right of 84° 17' 51" and run South for a distance of 1010.62 feet to the point of beginning; from the point of beginning thus obtained continue along the last described course for a distance of 290.40 feet; thence turn an angle to the left of 89° 14' 35" and run East for a distance of 150.0 feet; thence turn and angle to the left of 90° 45' 25" and run North for a distance of 290.40 feet; thence turn an angle to the left of 89° 14' 35" and run West for a distance of 150.00 feet to the point of beginning. Situated in Shelby County, Alabama.

Also permanently affixed to said land is the following manufactured home, 1997 Double Wide Mobile Home with Model #3519 and Serial Numbers GE01031063 & GE01031064, as a part of this deed and/or mortgage is taxable solely as real estate and there are no outstanding personal property or motor vehicle taxes. The manufactured home is a permanently affixed fixture related to the described real property and as such has become a part of the realty. Any mortgage is serving as a fixture filing financing statement in accordance with Section 7-9A-502(c) Ala. Code 1975. It is the intent of the owner and/or mortgagor to make the manufactured home part of the realty, including but not limited to assessing and taxing the manufactured home as a part of the real property. The execution of this deed and/or mortgage conveys legal title to the manufactured home and the underlying real property to the grantee and/or mortgagee and in the event of a foreclosure on the mortgage would, therefore include the manufactured home located on the property described herein.
SUBJECT TO:

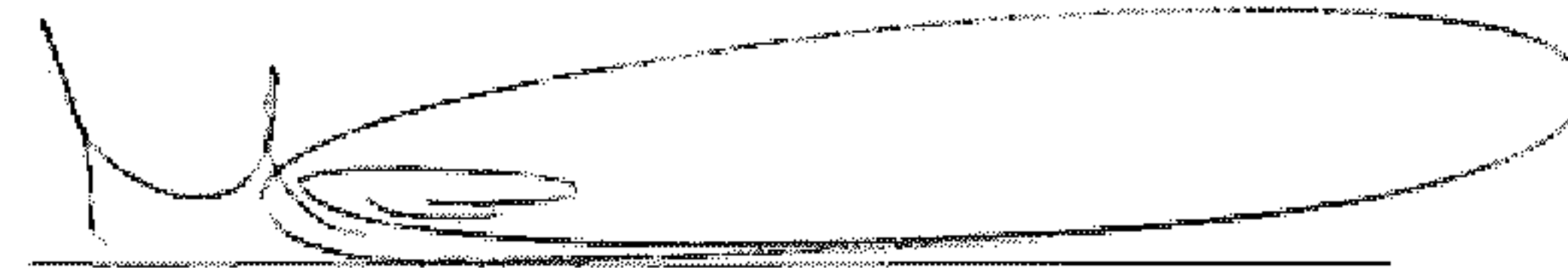
I. Taxes due and payable October 1, 2023, and all subsequent years.

2. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of land or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.
3. Title to all minerals within and underlying the premises not owned by the grantors.
4. Existing easements for public utilities including but not limited to electrical, gas, water, telephone and sewerage.
5. Existing right of way for Merry Hill Road.

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 in fee simple, and to the heirs and assign of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor does for itself, its successors and assigns, covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its Sole Member, Michael Sampsell, who is authorized to execute this conveyance, has hereunto set its signature and seal this the 22nd day of March, 2023.

Sampsell Rentals, LLC, an Alabama
Limited Liability Company



BY: Michael Sampsell
ITS: Sole Member

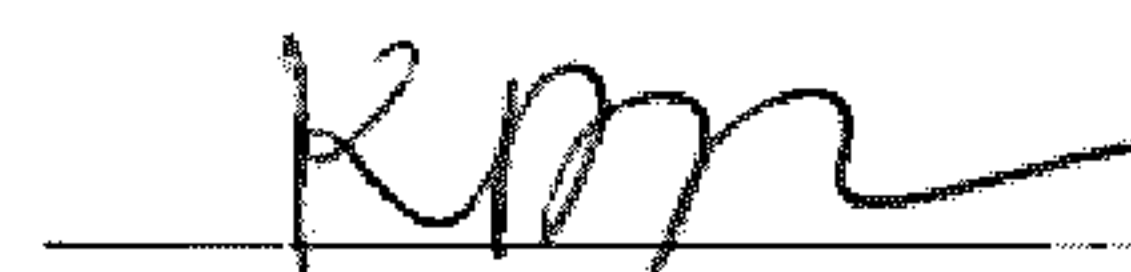
STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Michael Sampsell, whose name as Sole Member of Sampsell Rentals, LLC, an Alabama Limited Liability Company**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 22nd day of March, 2023.

Kelly B. Furgerson
Notary Public, State of Alabama
Alabama State at Large
My Commission Expires

File #: 23-0890 October 13, 2026


NOTARY PUBLIC
My Commission Expires: 10/13/2026

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>Sampsell Rentals, LLC</u>	Grantee's Name	<u>Jonathan & Morgan Cook</u>
Mailing Address	<u>121 Inglenook Lane</u> <u>Sylacauga, AL 35147</u>	Mailing Address	<u>454 Merry Hill Rd</u> <u>Sterrett, AL 35147</u>
Property Address	<u>454 Merry Hill Rd</u> <u>Sterrett, AL 35147</u>	Date of Sale	<u>03/22/2023</u>
		Total Purchase Price \$	<u>159,000.00</u>
		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	☐ Appraisal
☒ Sales Contract	☐ Other _____
☒ 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 03/22/2023 Print Kelly B. Furgerson

Unattested _____ (verified by) _____ Sign KPM (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/27/2023 09:35:30 AM
\$31.00 PAYGE
20230327000083830

Allen S. Bayl