


Prepared by: Judith D. Cook
68 County Rd 213, Calera, AL 35040

Market Value

\$141,610

A298-10
R298-04

QUITCLAIM DEED



20231106000324940 1/3 \$170.00
Shelby Cnty Judge of Probate, AL
11/06/2023 09:18:19 AM FILED/CERT

THIS QUITCLAIM DEED, Executed this 2 day of May, 2023 (year),
 by first party, Grantor, Charles D. Cook and Judith D. Cook (married)
 whose post office address is P.O. Box 165, Scottsboro, AL 35769
 to second party, Grantee, Courtney R. Cook (Single Woman)
 whose post office address is 2260 ^{Larkspur} Lakesper DR, Hoover, AL 35226

WITNESSETH, That the said first party, for good consideration and for the sum of Ten Dollars and other love and consideration Dollars (\$ 10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances there-to in the County of Shelby, State of Alabama to wit:

See Attached legal!

ZBHH (1)

Rev 4/00

Page 1 of 3

Shelby County, AL 11/06/2023
 State of Alabama
 Deed Tax: \$142.00

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Signature of Witness

Print name of Witness

Signature of Witness

Print name of Witness

State of Alabama }
County of Jackson
On 5-2-23 before me,
appeared

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

This is to notarize signature only

Desiree Thomas

Desiree Thomas

My Commission expires: 1-04-2027

State of Alabama }
County of Jackson
On 5-2-23 before me,
appeared

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

This is to notarize signature only

Desiree Thomas

Desiree Thomas

My Commission expires: 1-04-2027

Charles D. Cook
Signature of First Party

Charles D. Cook
Print name of First Party

Judith D. Cook members
Signature of First Party

Judith D. Cook
Print name of First Party



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Affiant Known Produced ID
Type of ID Alabama DL
(Seal)

Affiant Known Produced ID
Type of ID Alabama DL
(Seal)

Judith D. Cook
Signature of Preparer

Judith D. Cook
Print Name of Preparer

130 Anderson Street W.
Address of Preparer Scottsboro, AL 35768



20231106000324940 3/3 \$170.00
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EXHIBIT "A"

LEGAL DESCRIPTION

Parcel I

Commence from the NE corner of the NW ¼ of the SE ¼ of Section 9, Township 22 South, Range 2 West, in Shelby County, Alabama, thence on an assumed bearing of North 90°00'00" West, a distance of 942.04 feet; thence South 04°44'00" West, a distance of 398.29 feet; thence South 81°16'00" East, a distance of 175.00 feet to a found axle; thence South 81°16'00" East, a distance of 147.48 feet to a found capped iron at the point of beginning; thence South 05°21'34" East, a distance of 24.02 feet to a found capped iron; thence South 00°13'09" East, a distance of 60.65 feet to a found capped iron; thence North 85°51'09" West, a distance of 116.07 feet to a found capped iron; thence South 88°17'20" West, a distance of 40.87 feet to a found iron pipe; thence North 04°48'56" East, a distance of 100.13 feet to a found axle; thence North 04°16'08" East, a distance of 30.00 feet to a found capped iron; thence South 80°55'30" East, a distance of 142.33 feet to a found capped iron; thence South 05°39'27" East, a distance of 30.00 feet back to the point of beginning. Said lot lies in the NW ¼ of the SE ¼ of Section 9, Township 22 South, Range 2 West, in Shelby County, Alabama.

Parcel II

Together with a 30 foot ingress/egress and utility easement described as follows:

From the NE corner of said lot, thence North 03°25'59" West, a distance of 328.81 feet to the right of way of County Road 213; thence South 77°44'29" East, a distance of 31.16 feet; thence South 03°25'59" East, a distance of 320.38 feet; thence South 40°28'08" West, a distance of 41.59 feet; thence North 05°39'27" West, a distance of 30.00 feet back to the point of beginning of said easement.