

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
William B. Cook
200 Highway 99
Shelby AL 35143

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLARS AND ZERO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Willima B. Cook, a single man* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *William Michael Cook* (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT “A” FOR LEGAL DESCRIPTION

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2023.
- 2. Easements, restrictions, rights of way, and permits of record.

Grantor herein is the surviving grantee in Inst. No. 2001-17431, the other Grantee, Carole Cook, is deceased having died July 18, 2023.
Grantor herein reserves a LIFE ESTATE, in and to the property as shown on Exhibit A.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully scized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1 day of ~~October~~ ^{November} 2023. *ABC*

William B. Cook
William B. Cook

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *William B. Cook*, 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, his executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of ~~October~~ ^{November}, 2023.

April Clark
Notary Public
My Commission Expires: 9/1/2024

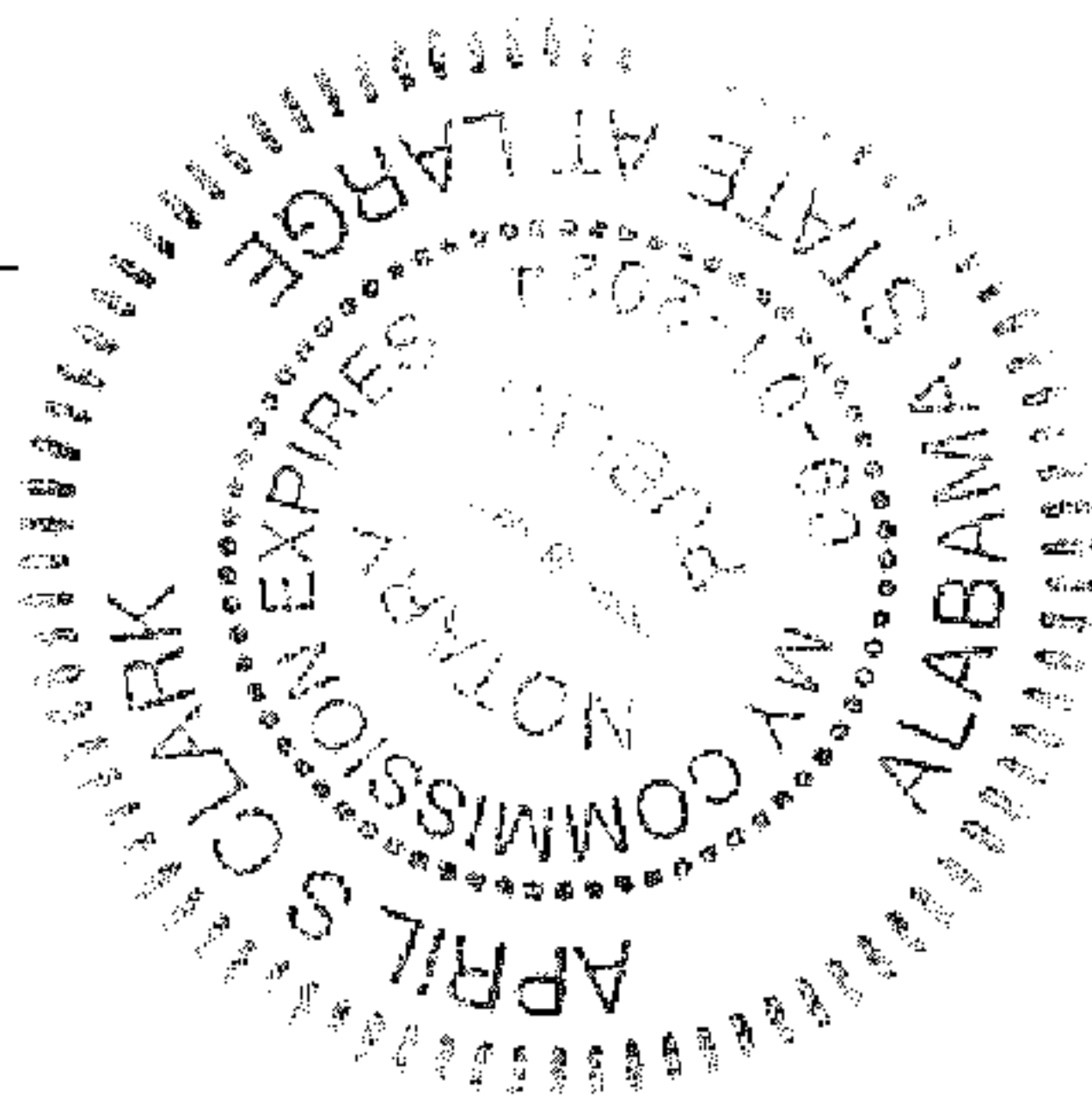


Exhibit "A" – Legal description

A parcel of land in the NE 1/4 - NW 1/4, Section 16, Township 24 North, Range 15 East, Shelby County, Alabama, described thusly; From the NW corner of said 1/4-1/4 section, run along the North line of Section 16, 296.2 feet to a point on the East R.O.W. line of County Highway 99, and the beginning point of subject lot; from said point, continue said course 665.68 feet; thence run South 29 degrees 21 minutes 59 seconds West 731.79 feet; thence run South 51 degrees 43 minutes 44 seconds West, 415.26 feet to a point on the East R.O.W. line of said Highway 99; thence run along said R.O.W. (chord bearing and distance) North 09 degrees 52 minutes 43 seconds West, 169.73 feet; thence continue said line (chord bearing and distance) North 00 degrees 59 minutes 43 seconds West, 205.48 feet; thence run North 04 degrees 45 minutes 30 seconds East along said R.O.W. line for 542.66 feet, back to the beginning point.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/06/2023 02:08:11 PM
 \$206.00 JOANN
 20231106000326290

Allen S. Byrd

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name William B Cook
 Mailing Address 200 Hwy 99
Shelby AL
35143

Grantee's Name William B Cook
 Mailing Address 200 Hwy 99
Shelby AL
35143

Property Address 200 Hwy 99
Shelby

Date of Sale 11-1-2023
 Total Purchase Price \$

or
 Actual Value \$

or
 Assessor's Market Value \$ 178,000.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other tax value

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 _____

Print William B Cook

Unattested

(verified by)

Sign

William B. Cook

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1