

Recording requested by:

FIN Title

23006604

STATE OF ALABAMA
SHELBY COUNTY

Return to:

Albertelli Law

5404 Cypress Center Drive, Suite 150

Tampa, FL 33609

Mail Tax Statements to:

Timothy Collum Cooke

1221 Perthshire Court,

Hoover, AL 35242

File #: AAL22-72083.02

SPECIAL WARRANTY DEED

Know all men by these presents: That for and in consideration of one hundred thirty five thousand two and 00/100 (\$135,002.00) DOLLARS and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, U.S. Bank National Association, whose post office address is 9380 Excelsior Blvd., Hopkins, MN 55343 , (herein referred to as Grantor), does hereby grant, bargain, sell and convey to Timothy Collum Cooke, whose address is 1221 Perthshire Court, Hoover, AL 35242 , (herein referred to as Grantee) the following lot or parcel of land, situated in Shelby County, Alabama, and being more particularly described as follows:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Property Address: 206 Butler Street, Columbiana, AL 35051

Parcel ID: 21 6 23 4 002 040.000

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property

And Grantor does for Grantor and for Grantor's executors, and administrators covenant with the said GRANTEE, Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that Grantor is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell, that the executors and administrators shall specially warrant and defend same to said Grantee, Grantee's heirs and assigns forever, against lawful claims of all persons.

To have and to hold unto the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal this 27th day
of October, 2023.

Tyler Phillips

Witness

Tyler Phillips

Printed Name

Cammie Johnson

Witness

Cammie Johnson

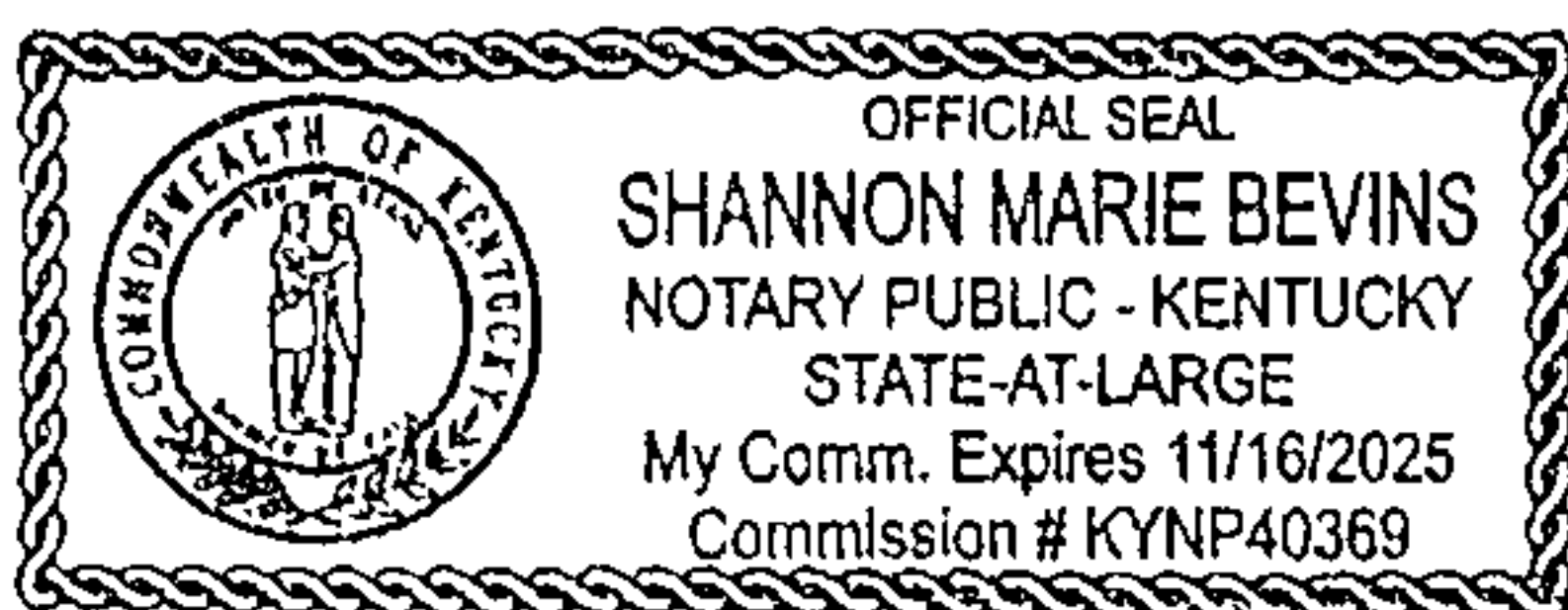
Printed Name

STATE OF KENTUCKY }

COUNTY OF DAVISS }

I, a Notary Public, in and for said County in said State, hereby certify that Dale S. Armistead
whose name as an Officer of U.S. Bank National Association, is signed to the foregoing
instrument or conveyance and who is known to me, acknowledged before me on this day that, being
informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the
same voluntarily for and as the act of said association.

Given under my hand and official seal this the 27th day of October, 2023.



Shannon Marie Bevins
NOTARY PUBLIC
Print Name Shannon M. Bevins
My Commission Expires: 11/16/2025

Prepared By:
Ofori Law Firm LLC
Joey N. Ofori, Esq
11215-B Lockwood Drive
Silver Spring, MD 20901

EXHIBIT "A"

Commence at the SE Corner of SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 23, township 21 south, range 1 west; thence south 88 degrees, 30 minutes west, 32 feet to point on the west line of Collins Street; thence turn an angle of 89 degrees 30 minutes to the right and run 30 feet to the point of beginning; thence continue north along said west line of Collins Street 179 feet; thence turn an angle of 89 degrees, 30 minutes left, and run 322 feet to pipe at NE corner of J.M. Butler's lot; thence turn an angle of 90 degrees, 30 minutes left, along said Butler's east line 179 feet; thence turn an angle of 89 degrees, 30 minutes left, an run 322 feet to point of beginning.

Less and except the following:

Commence at the southeast corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of section 23, township 21 south, range 1 west, Shelby county, Alabama; thence run west along the south section line 354.0 feet; thence turn right 89 degrees 30 minutes a distance of 20.0 feet to the north side of Butler Street and the point of beginning; thence continue last course a distance of 190.0 feet thence turn right 170 degrees, 02 minutes, 43 seconds a distance of 193.20 feet to the north side of Butler Street; thence turn right 100 degrees, 27 minutes, 17 seconds, a distance of 33.40 feet along butler street to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/05/2023 02:56:25 PM
\$163.50 MOLLY
20231205000351520

Allie S. Beryl