

SEND TAX NOTICE TO:

Cook Publications, Inc.
P.O. Box 10567
Birmingham, Alabama 35202

STATE OF ALABAMA)
 :
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, **A. PHILIP COOK, JR.** (herein called the "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid to the Grantor by **COOK PUBLICATIONS, INC.**, an Alabama corporation (herein called the "Grantee"), the receipt and sufficiency of which consideration are hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee the following described land situated in Shelby County, Alabama:

Lot 3, according to the map of Cahaba Beach Business Center
as recorded in Map Book 43, Page 134, in the Probate Office of
Shelby County, Alabama.

subject, however, to the following:

- (a) the lien for ad valorem taxes for the tax year beginning October 1, 2023;
- (b) matters reflected on the aforesaid map; and
- (c) all rights of way, easements, reservations, restrictions and encumbrances of record.

TO HAVE AND TO HOLD unto the Grantee and its successors and assigns in fee simple forever.

The Grantor represents and warrants that the property conveyed hereby does not constitute the homestead of the Grantor or his spouse.

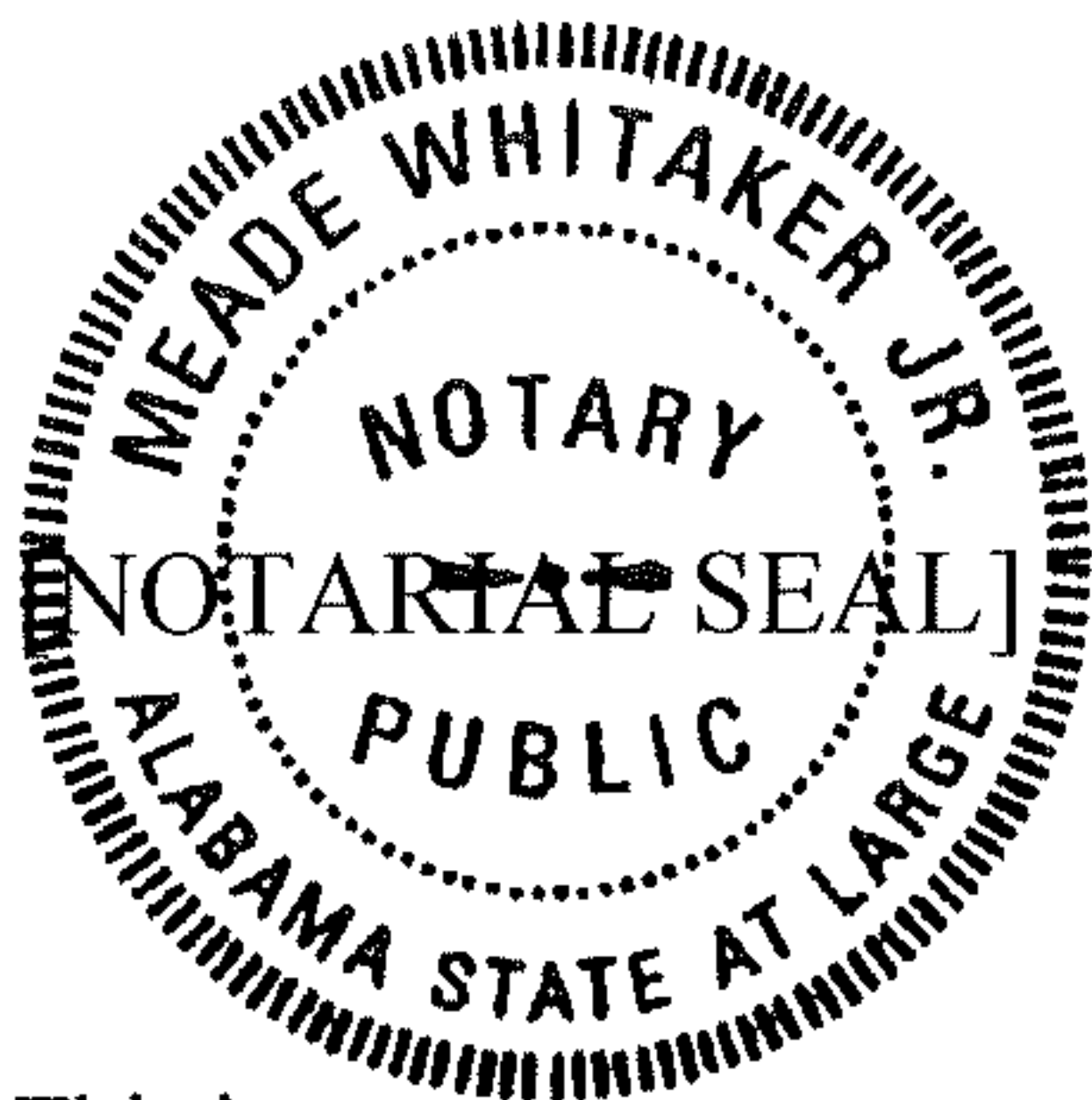
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on this 7th day of June, 2024.


_____(SEAL)
A. Philip Cook, Jr.

STATE OF ALABAMA)
 :
 JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that A. PHILIP COOK, JR. whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of June, 2024.



meade Whiteaker Jr
Notary Public

My commission expires: 12/28/27

This instrument was prepared by:

Meade Whitaker, Jr.
1819 Fifth Avenue North
Birmingham, Alabama 35203

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	A. Philip Cook, Jr.	Grantee's Name	Cook Publications, Inc.
Mailing Address	P. O. Box 10567 Birmingham, Alabama 35202	Mailing Address	P. O. Box 10567 Birmingham, Alabama 35202

Property Address	Cahaba Beach Road	Date of Sale	June 7, 2024
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Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$514,440.00

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 Assessor _____

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 June 7, 2024

Print: A. Philip Cook, Jr.

Unattested

(verified by)

By _____

(Grantor/Grantee/Owner/Agent) circle one

**Filed and Recorded****Official Public Records****Judge of Probate, Shelby County Alabama, County****Clerk****Shelby County, AL****06/10/2024 10:08:44 AM****\$542.50 BRITTANI****20240610000171120****Form RT-1**

Allen S. Byrd