

This Instrument was Prepared by:

Send Tax Notice To: Glenn Russell  
Lisa Y Russell

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: MV-24-29905

271 Ridge Rd  
Shelby, AL 35143

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Nine Thousand Dollars and No Cents (\$309,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Mary L Cook and husband, Charles D. Cook** (herein referred to as Grantor, whether one or more); grant, bargain, sell and convey unto **Glenn Russell and Lisa Y Russell, as joint tenants with right of survivorship** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2024 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

**\$159,000.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 8th day of July, 2024.

Mary L Cook Charles D. Cook  
Mary L Cook Charles D. Cook

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Mary L Cook and Charles D. Cook, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of July, 2024.

Michael T. Atchison  
Notary Public, State of Alabama

My Commission Expires: September 01, 2024



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**SURFACE RIGHTS ONLY TO:**

Commence at the Northwest corner of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama, and run thence East along the North line of said Section 35 a distance of 1562.84 feet to a point; thence South 1261.14 feet to the point of beginning, and being on the South Bank of Shack Branch Cove on Lay Lake; thence North 84 degrees 29 minutes 24 seconds East along South Bank a distance of 12.00 feet to a point; thence North 19 degrees 44 minutes 50 seconds East along said South Bank a distance of 33.38 feet to a point; thence North 62 degrees 17 minutes 15 seconds East continuing along said South Bank a distance of 20.47 feet to a point; thence South 85 degrees 56 minutes 06 seconds East continuing along said South bank a distance of 16.73 feet to a point; thence South 87 degrees 55 minutes 42 seconds East continuing along said South bank a distance of 85.86 feet to a point; thence South 9 degrees 18 minutes 34 seconds West a distance of 275.76 feet to a point on the North right-of-way line of a 60-foot wide County Gravel Road; thence South 69 degrees 50 minutes 15 seconds West along said right-of-way line a distance of 79.27 feet to the P.C. of a curve to the right having a central angle of 8 degrees 52 minutes 09 seconds a radius of 356.83 feet, and a chord bearing South 74 degrees 16 minutes 19 seconds West, 55.18 feet to the P.T. of said curve; thence South 78 degrees 42 minutes 24 seconds West along said right-of-way line a distance of 31.14 feet to a point; thence North 11 degrees 17 minutes 36 seconds West a distance of 108.86 feet to a point; thence North 24 degrees 29 minutes 24 seconds East a distance of 193.95 feet to the point of beginning.

According to survey of Joseph E. Conn, Jr., Reg. No. 9049, dated May 7, 1986.

ALSO KNOWN AS: Lot 1, according to the Final Plat of Singleton Family Subdivision, recorded in Map Book 40, Page 65, in the Probate Office of Shelby County, Alabama.

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

Grantor's Name	Mary L Cook	Grantee's Name	Glenn C Russell Lisa Russell
Mailing Address	<u>P.O. Box 5</u> <u>Clanton AL 35045</u>	Mailing Address	<u>271 Ridge Rd</u> <u>Shelby, AL 35143</u>
Property Address	<u>271 Ridge Rd.</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>July 08, 2024</u>
		Total Purchase Price	<u>\$309,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>    </u> Bill of Sale	<u>    </u> Appraisal
<u>xx</u> Sales Contract	<u>    </u> Other
<u>    </u> 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 of 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 July 02, 2024

Print Mary L Cook

     Unattested

Sign Mary L Cook  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/09/2024 10:22:50 AM  
\$178.00 JOANN  
20240709000206650



**Form RT-1**

*Alli S. Bayl*