

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  
Mary L Cook

Charles D. 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.

