

Without benefit of title examination
this instrument prepared by:
William V. Linne, Esquire
17 West Cedar Street, Suite 3
P.O. Box 12347
Pensacola, FL 32591-2347

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **JEFFREY A. COSGROVE**, as Trustee under the Cosgrove Revocable Trust Agreement, dated May 6, 2021 and as Trustee of the Cosgrove Survivor's Trust, whose address is 136 New Hope Mountain Rd. Indian Springs, AL 35124 for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, have bargained, sold, conveyed and granted unto **JEFFREY A. COSGROVE**, whose address is 136 New Hope Mountain Rd. Indian Springs, AL 35124, and **DAVID W. COSGROVE**, 2805 County Road, Deatsville, AL 36022, each receiving an undivided 50% interest as tenant in common, their personal representatives, successors and assigns, forever, the real property located in Shelby County, Alabama described as follows:

Part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: From the Northwest corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section, run in a Southerly direction along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section for a distance of 834.38 feet, more or less, to an existing iron pin, being the point of beginning; thence continue along last mentioned course for a distance of 151.30 feet to an existing iron pin; thence turn an angle to the left of $101^{\circ}02'$ and run in a Northeasterly direction for a distance of 290.70 feet to an existing iron pin being on the West right of way line of New Hope Mountain Road; thence turn an angle to the left of $75^{\circ}28'50''$ and run in a Northerly direction along said West right of way line for a distance of 151.30 feet to an existing iron pin; thence turn an angle to the left of $104^{\circ}07'49''$ and run in a Southwesterly direction for a distance of 299.68 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel ID#: 10 5 15 0 002 052.000

The above property is subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to liens, encumbrances, oil, gas and mineral reservations of record.

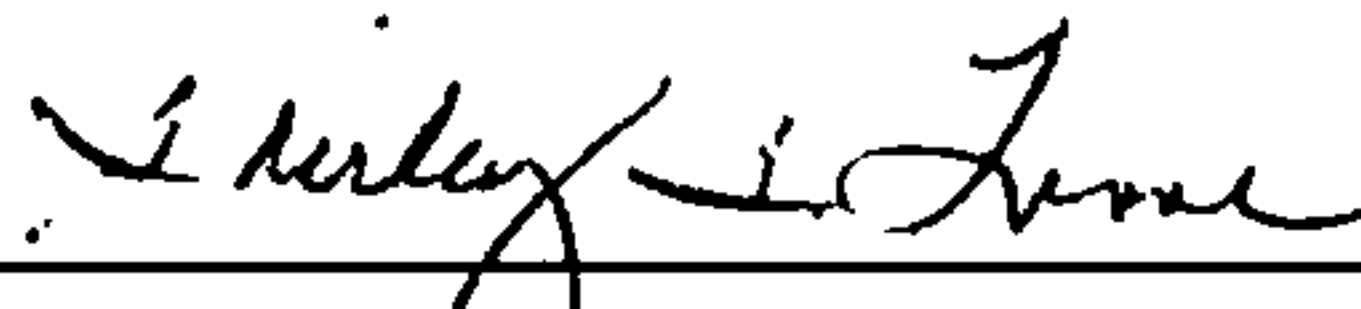
TOGETHER with all and singular the rights, members, privileges and appurtenances thereunto belonging, or in anywise appertaining; to have and to hold the same unto the said grantees, their heirs, successors or assigns, as their respective interests are above set out.


Together with all and singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining. To have and to hold the same unto the Grantees named, their successors and assigns forever.

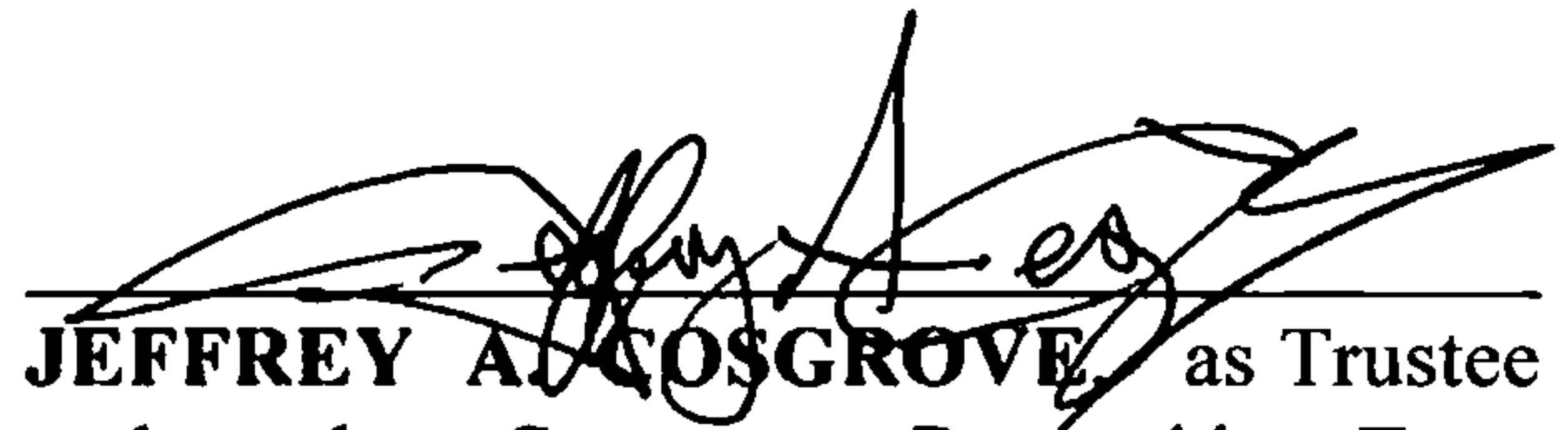
Said Grantor does fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on this 15 day of January, 2025.

Signed, sealed and delivered
in the presence of:


Shirley F. Linne



William V. Linne


JEFFREY A. COSGROVE, as Trustee
under the Cosgrove Revocable Trust
Agreement, dated May 6, 2021 and as Trustee
of the Cosgrove Survivor's Trust

STATE OF FLORIDA
COUNTY OF ESCAMBIA

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JEFFREY A. COSGROVE, as Trustee under the Cosgrove Revocable Trust Agreement, dated May 6, 2021 and as Trustee of the Cosgrove Survivor's Trust, whose name is signed to the foregoing instrument, and who is personally 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 the 15 day of January, 2025.


NOTARY PUBLIC
Typed Name: Shirley F. Linne
Commission Expires: 4-10-2026
Commission No: HH 218773

The following information is provided pursuant to Alabama Code §40-22-1:

Grantors' Names: JEFFREY A. COSGROVE, as Trustee under the Cosgrove Revocable Trust Agreement, dated May 6, 2021 and as Trustee of the Cosgrove Survivor's Trust

Grantor's Address: 136 New Hope Mountain Rd. Indian Springs, AL 35124

Grantees' Names and: JEFFREY A. COSGROVE, whose address is 136 New Hope Mountain Rd. Pelham, AL 35124

Grantee's Addresses: DAVID W. COSGROVE, 2805 County Road, Deatsville, AL 36022

Property Addresses: 136 New Hope Mountain Rd. Indian Springs, AL 35124

Date of Sale: January 15, 2025

Assessor's Value: PARCEL ID : 10 5 15 0 002 052.000 - \$539,530

Verified by the following documentary evidence: Shelby County public records

Z:\CLIENTS\Cosgrove\Transfers from Trust to Beneficiaries\Deed - Alabama to sons wpd



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/21/2025 08:11:08 AM
\$569.00 BRITTANI
20250121000019160

Allen S. Bayl