

Send tax notice to:
Bruce Cook
1005 Danberry Lane
Hoover, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2025040

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Forty Thousand and 00/100 Dollars (\$740,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Larry Ridgeway and Mary Jo Ridgeway, Husband and Wife** whose mailing address is: 930 Club View Ct. Auburn, AL 36830 (hereinafter referred to as "Grantors") by **Bruce Cook and Donna Cook** whose property address is: **1005 Danberry Lane, Hoover, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 43B, according to the Survey of The Cottages of Danberry, Resurvey No. 3, as recorded in Map Book 41, page 80, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and Immunities relating thereto, including release of damages.
4. Easements, restrictions, reservations, covenants, agreements and restrictions appearing of record in Instrument No. 20090206000039480, corrected in Instrument No. 20090417000141180, and amended in Instrument No. 2014022500052020.
5. Liens for assessments contained in Declaration of The Cottages of Danberry.
6. Restrictions, covenants and conditions as recorded In Instrument No. 2005041000150480 with Incorporation of the Association along with By Laws thereto recorded as Instrument No. 20050203000055560.
7. Annexation Agreement by and between Metropolitan Life Insurance Co., Inverness Point Homeowners Association, Inc. and the City of Hoover recorded in Real 327, Page 01.
8. Lake Restrictions, buffers and building height restrictions as set forth in the deed from Metropolitan Life Insurance Co. to Lake Heather Development Co., Inc. recorded as Instrument No. 1992-18226 and as amended by Instrument No. 1992-26078 and Instrument No. 1999-01346.
9. Rights of others to use of Lake Heather.
10. Easement Agreement by and between Daniel Senior Living of Inverness II, LLC and Daniel Senior Living of Inverness I, LLC dated May 1, 2008 recorded in Instrument No. 20080501000179690.
11. Agreement and Declaration of Restrictive Covenants as set out in instrument recorded as Instrument No. 20080501000179670, as amended by First Amendment recorded in Instrument No. 20081006000394050 and Second Amendment recorded as Inst. No. 20090511000177260.
12. Declaration of Protective Covenants as set out in deed recorded in Instrument No. 20080501000179650.

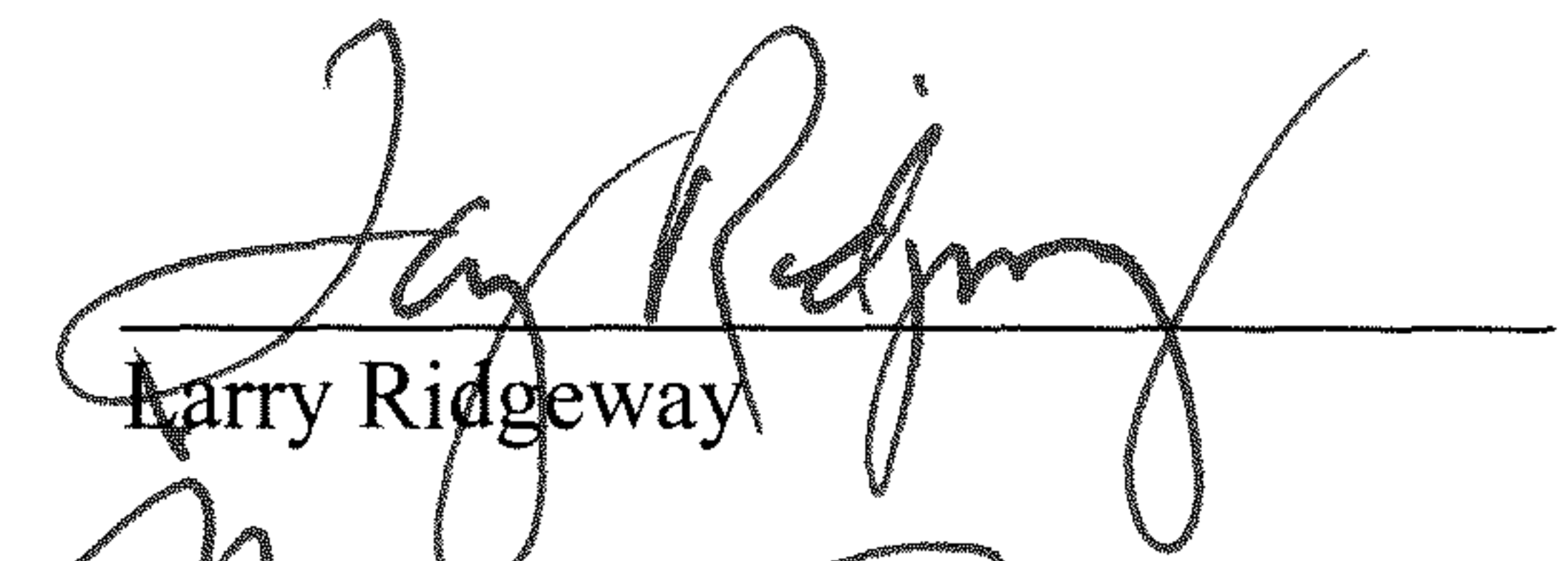
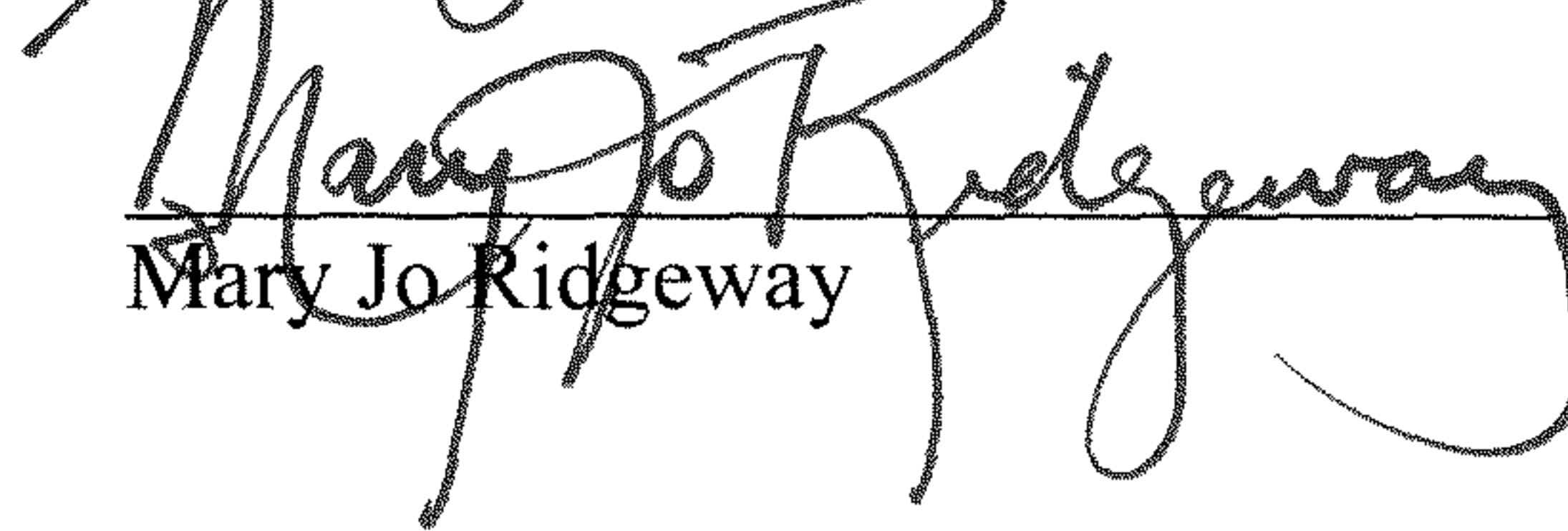
13. Grant of land easement and restrictive covenants recorded as Instrument No. 200811210000446650.
14. Compliance certificate as recorded in Instrument No. 20090417000141170.
15. Memorandum of Agreement being recorded in Instrument No. 20110707000197200.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

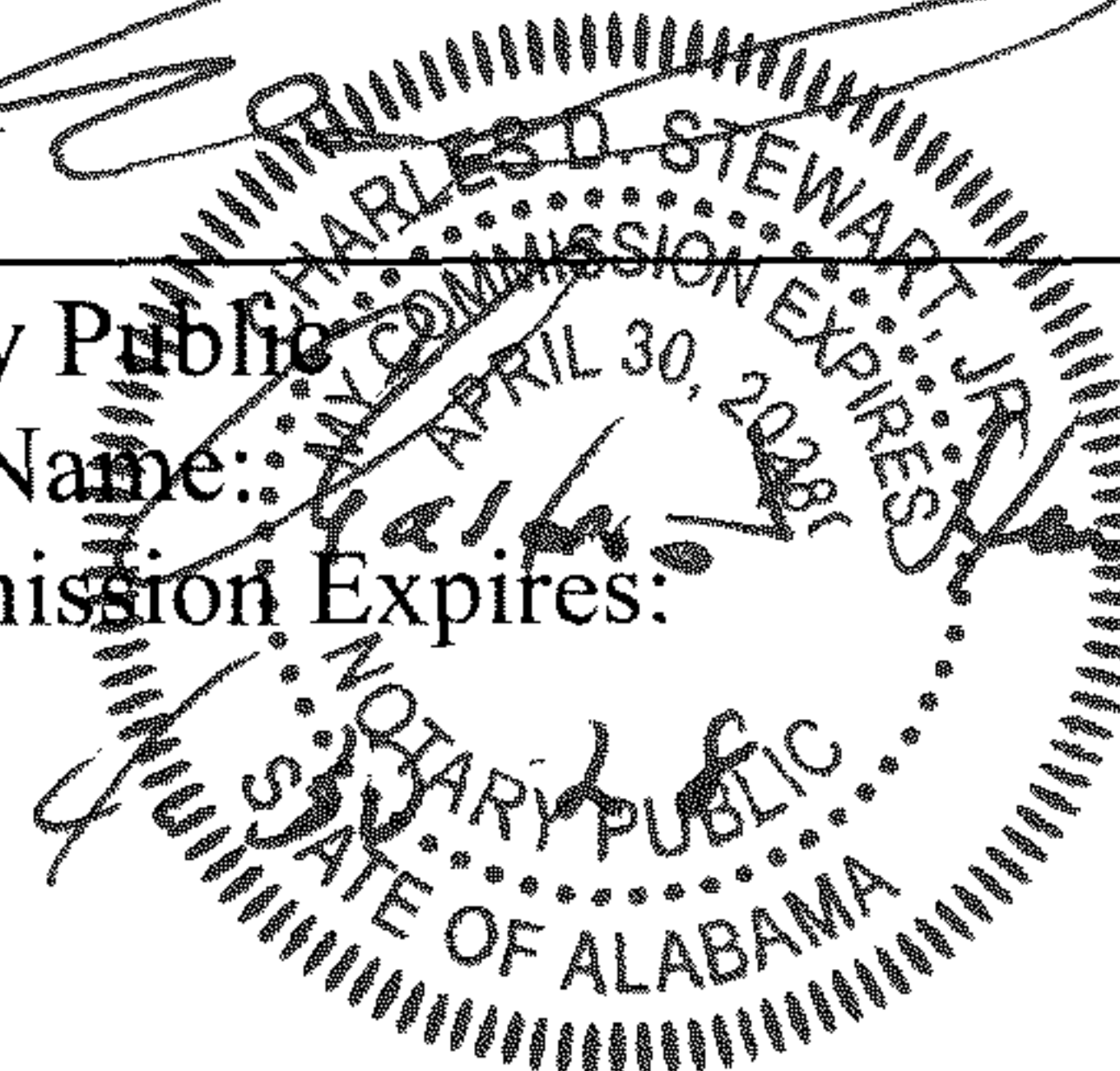
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 4 day of March, 2025.

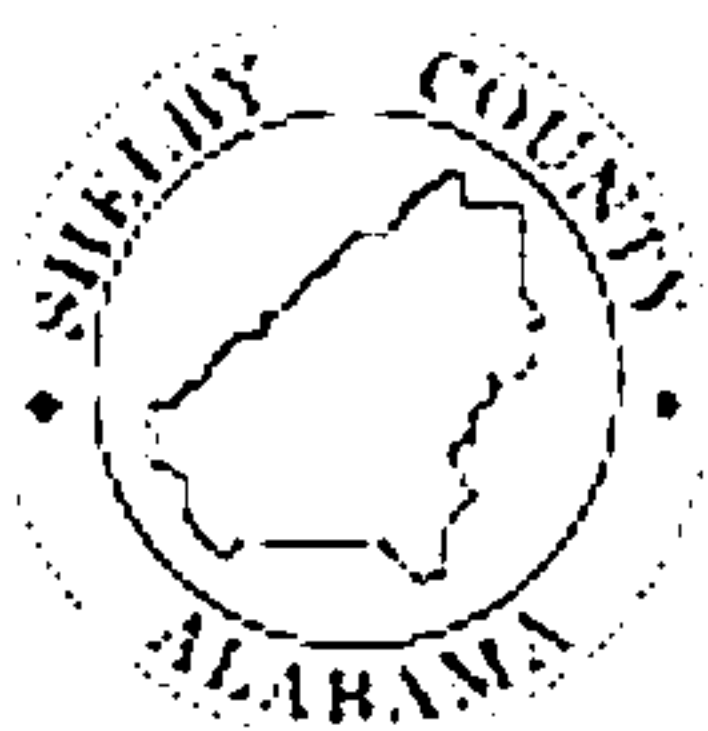

Larry Ridgeway

Mary Jo Ridgeway

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry Ridgeway and Mary Jo Ridgeway whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of March, 2025.


Notary Public
Print Name: Charles D. Stewart Jr.
Commission Expires: April 30, 2028




Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/05/2025 10:15:49 AM
\$765.00 JOANN
20250305000065250

