



20250522000156020 1/5 \$155.50
Shelby Cnty Judge of Probate, AL
05/22/2025 10:27:53 AM FILED/CERT

RECORDING REQUESTED BY:

Cary Patrick Cook

INSTRUMENT PREPARED BY:

Cary Patrick Cook
2824 County Road 45
Sterrett, Alabama 35147

(Above reserved for official use only)

SEND TAX STATEMENTS TO:

Cary Patrick Cook
2824 County Road 45
Sterrett, Alabama 35147

RETURN DEED TO:

Cary Patrick Cook
2824 County Road 45
Sterrett, Alabama 35147

Tax Parcel ID/APN # 046140001033.012

WITNESSETH that the above described parties have executed this deed for the purpose and consideration stated herein.

QUIT CLAIM DEED FOR ALABAMA

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED is made this day of May 20, 2025, by and between the "**Grantors**",

Charles M Cook, an unmarried individual residing at 110 Grace Chapel Trail, Pike road,
Alabama 36064

AND the "**Grantee**,"

Cary Patrick Cook, an unmarried individual residing at 2824 County Road 45, Sterrett,
Alabama 35147

FOR VALUABLE CONSIDERATION of the sum of one dollar (\$1.00), the receipt and sufficiency of which is hereby acknowledged, Grantors hereby quitclaim to Grantee and

WITNESSETH that the above described parties have executed this deed for the purpose and consideration stated herein.

NOTARY PUBLIC

My Comm. Expires

8/1/2025

Shelby County, AL 05/22/2025
State of Alabama
Deed Tax: \$121.50



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Grantee's heirs and assigns forever, all of Grantors' rights, titles, interests, and claims in or to the following described real estate (the "**Property**"), together with all hereditaments and appurtenances belonging thereto, located in Shelby county, Alabama, subject to any restrictions herein:

Property Address: 2824 County Road 45, Sterrett, Alabama 35147

Legal description(s) attached separately.

Vesting Information / Property Interest: Grantee receives the Property in fee simple as the sole owner.

[SIGNATURE PAGE FOLLOWS]

FMV - \$242,050
1/2 - \$121,025



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Signatures

Grantors signed, sealed, and delivered this quit claim deed to Grantee on 5-20-2025
(date).

Grantor (or authorized agent)

x/ Charles M Cook

Print Name: Charles M Cook



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EXHIBIT A
LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Shelby, State of Alabama and is described as follows:

Parcel 1

Commencing at the Northwest corner of Section 14, Township 18 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 39 minutes 34 seconds East along the North Boundary line of said section for a distance of 1764.62 feet; thence South 0 degrees 08 minutes 05 seconds East a distance of 2650.23 feet from the Point of Beginning; thence South 82 degrees 00 minutes 21 seconds West a distance of 417.41 feet to the easterly Right of Way of Shelby County Road #45; thence South 0 degrees 08 minutes 05 seconds East along said road Right of Way Line for a distance of 178.95 feet; thence North 78 degrees 16 minutes 47 seconds East a distance of 460.53 feet; thence North 77 degrees 56 minutes 07 seconds East a distance of 904.95 feet; thence North 2 degrees 21 minutes 50 seconds West a distance of 499.83 feet; thence South 81 degrees 57 minutes 16 seconds West a distance of 912.29 feet; thence South 0 degrees 08 minutes 05 seconds East a distance of 417.42 feet to the Point of Beginning, situated in Shelby County, Alabama.

Parcel 2

Commencing at the Northwest corner of Section 14, Township 18 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 39 minutes 34 seconds East along the North Boundary line of said section for a distance of 1764.62 feet; thence South 0 degrees 08 minutes 05 seconds East, a distance of 2441.52 feet for the Point of Beginning; thence continuing Southerly along said line, a distance of 208.71 feet; thence South 82 degrees 00 minutes 21 seconds West, a distance of 417.41 feet to the Easterly Right of Way Line of Shelby County Road No. 45; thence North 0 degrees 08 minutes 05 seconds West along said road for a distance of 208.71 feet; thence North 82 degrees 00 minutes 21 seconds East, a distance of 417.41 feet to the Point of Beginning, situated in Shelby County, Alabama.

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NOTARY ACKNOWLEDGMENT

ALABAMA
COUNTY OF SHELBY

On 05/20/2025 before me, Jacob Taylor Knighton, personally appeared **Charles M Cook**, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. This notarial act involved the use of communication technology.

WITNESS my hand and official seal.

Commission Expires: 12/19/2026

Jacob Taylor Knighton
Notary Public, Alabama

