

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY
AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Send Tax Notice to:
Janice Elaine Cooke
1048 Bridgewater Park Drive,
Hoover, Alabama 35244

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, effective as of the 6th day of August, 2025, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the Grantor herein, in hand paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

**ROBERT FRANKLIN COOKE AND JANICE ELAINE COOKE, AS TRUSTEES OF
THE CAROLYN C. COOKE MANAGEMENT TRUST**

DATED MARCH 14, 2014,

whose mailing address is **1048 Bridgewater Park Drive, Hoover, Alabama 35244**

(herein referred to each singularly as a "Grantor" and collectively as "Grantors"), does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto

JANICE ELAINE COOKE, an unmarried woman,
whose mailing address is **1048 Bridgewater Park Drive, Hoover, Alabama**

(herein referred to as "Grantee"), the following described real property situated in Shelby County, Alabama [herein referred to as the "Property"; the Property having a **property address of 1048 Bridgewater Park Drive, Hoover, Alabama 35244**, and an **Assessor's Market Value of \$482,800.00**, as can be verified by the Shelby County, Alabama Property Tax Commissioner (the Property being identified as Parcel No. 11-7-26-0-008-013.000)], to-wit:

Lot 13, according to the Final Record Plat of Bridgewater Park, as recorded in Map Book 34, Page 95 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding the Property.

This conveyance is made subject to the following:

1. Taxes for the current and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, together with all rights in connection therewith (however, minerals are conveyed as a part of the Property to the extent, if any, owned by Grantor); all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities, flood easements, flood zones, and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases affecting the Property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property.

TO HAVE AND TO HOLD to the said Grantee, and to the heirs and assigns of the Grantee, in fee simple forever. The Grantor hereby covenants and agrees with Grantee and Grantee's heirs and assigns that the Grantor and its heirs, successors, and assigns will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

NOTES:

1. That certain revocable trust agreement entitled "Carolyn G. Management Trust" was entered into by Carolyn G. Cooke, as "Grantor" and Carolyn G. Cooke, Robert Franklin Cooke and Janice Elaine Cooke, as "Trustees" thereunder, on or about March 14, 2014 (the "Trust Agreement").

2. Carolyn G. Cooke (the "Decedent") died on or about March 16, 2025. Pursuant to the terms of the Trust Agreement, upon the death of Carolyn G. Cooke, Robert Franklin Cooke and Janice Elaine continue to serve as Trustees under the Trust Agreement.

3. The Property is and will remain the homestead of Trustee, Janice Elaine Cooke.

4. This instrument is being executed by the undersigned Grantors solely in the fiduciary capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in their individual capacity, and the undersigned expressly limits their liability hereunder solely to the property now or hereafter held by them as the Trustees under the Trust Agreement.

5. **REAL ESTATE SALES VALIDATION INFORMATION:** In lieu of the submission of a separate Real Estate Sales Validation Form (the "Validation Form"), to the best of the undersigned's knowledge, this conveyance document contains all of the information which would otherwise be included on such Validation Form. The undersigned attests that, to the best of his knowledge, such information so

contained in this Deed is true and accurate. The undersigned further understands that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1(h).

**[Remainder of Page Intentionally Left Blank -
Signature Page Follows]**

IN WITNESS WHEREOF, the said Grantors has hereunto set Grantor's hand and seal effective as of the date first above written.

Grantor:

Robert Franklin Cooke

Robert Franklin Cooke, as Trustee of the Carolyn G. Cooke Management Trust Dated March 14, 2014

STATE OF North Carolina)
COUNTY OF Durham)

I, the undersigned, a Notary Public in the State of North Carolina, County of Granville, hereby certify that Robert Franklin Cooke, as Trustee of the Carolyn G. Cooke Management Trust, Dated March 14, 2014, as amended and restated, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as such Trustee, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of August, 2025.

{ SEAL } Misty N. Oakley
Notary Public - North Carolina
Granville County
My Commission Expires April 8, 2030

Misty N. Oakley
Notary Public
My Commission Expires: April 8 2030

Grantor:

Janice Elaine Cooke

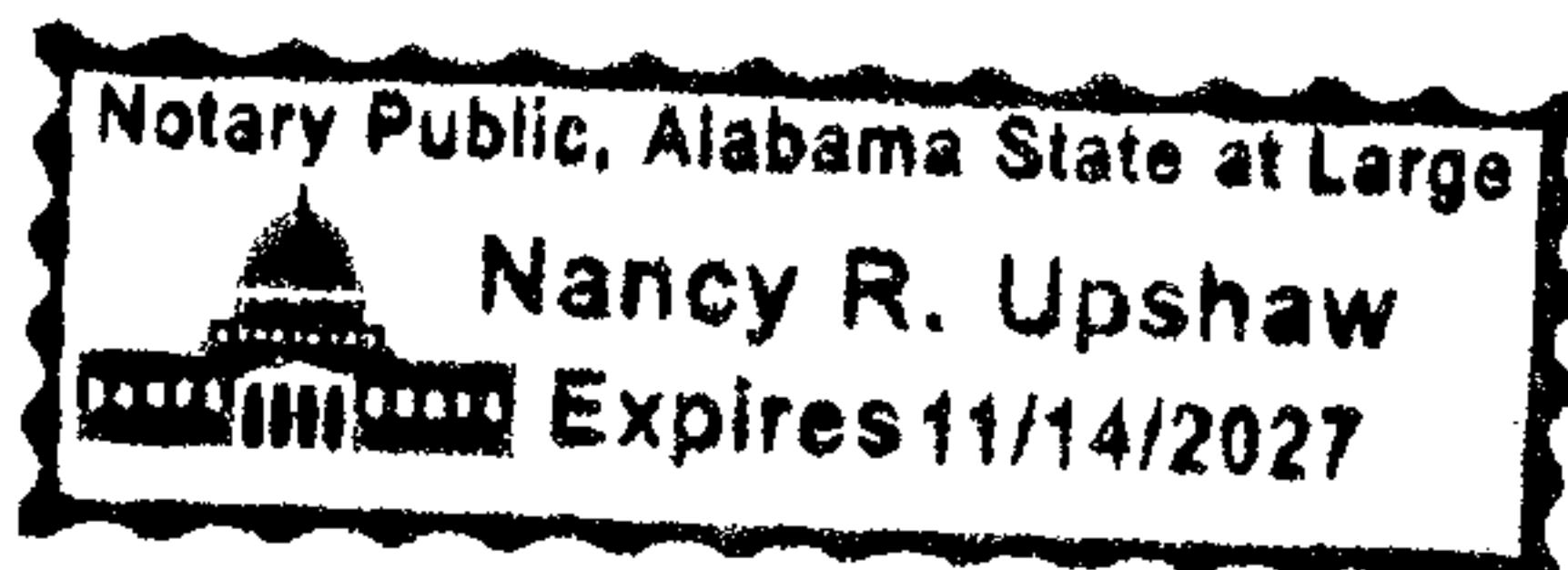
Janice Elaine Cooke, as Trustee of the Carolyn G. Cooke Management Trust Dated March 14, 2014

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said county in said, hereby certify that **Janice Elaine Cooke, as Trustee of the Carolyn G. Cooke Management Trust, Dated March 14, 2014**, as amended and restated, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as such Trustee, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5 day of August, 2025.

{ SEAL }



Nancy R. Upshaw

Notary Public
My Commission Expires: 11/14/2027



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/16/2025 11:42:18 AM
\$518.00 KELSEY
20250916000282910**

Allie S. Bayl

This instrument prepared by:
Katherine N. Barr, Esq.
Dentons Sirote PC
2311 Highland Avenue South
Birmingham, Alabama 35205