

The purchase of the herein described property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

20080912000362240 1/1 \$30.00
Shelby Cnty Judge of Probate, AL
09/12/2008 08:04:05AM FILED/CERT

STATE OF ALABAMA) **WARRANTY DEED**
SHELBY COUNTY)

JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Eighty-Eight Thousand and NO/100 (\$188,000.00) Dollars and other good and valuable consideration to the undersigned, Allen Dennis Construction, LLC referred to as Grantor, in hand paid by Charles E. Cooper and wife Hope Reynolds Cooper herein referred to as Grantees, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 24, according to the survey of WyndSOR Trace, Phase 1, as recorded in Map Book 37, Page 63, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for himself and his heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that he has a good right to sell and convey the same as aforesaid; that he will and his 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 persons except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal this the 29 day of August, 2008.

169,000 of the purchase price
was paid from the proceeds of
a mortgage loan closed
simultaneously herewith

Allen Dennis Construction, LLC

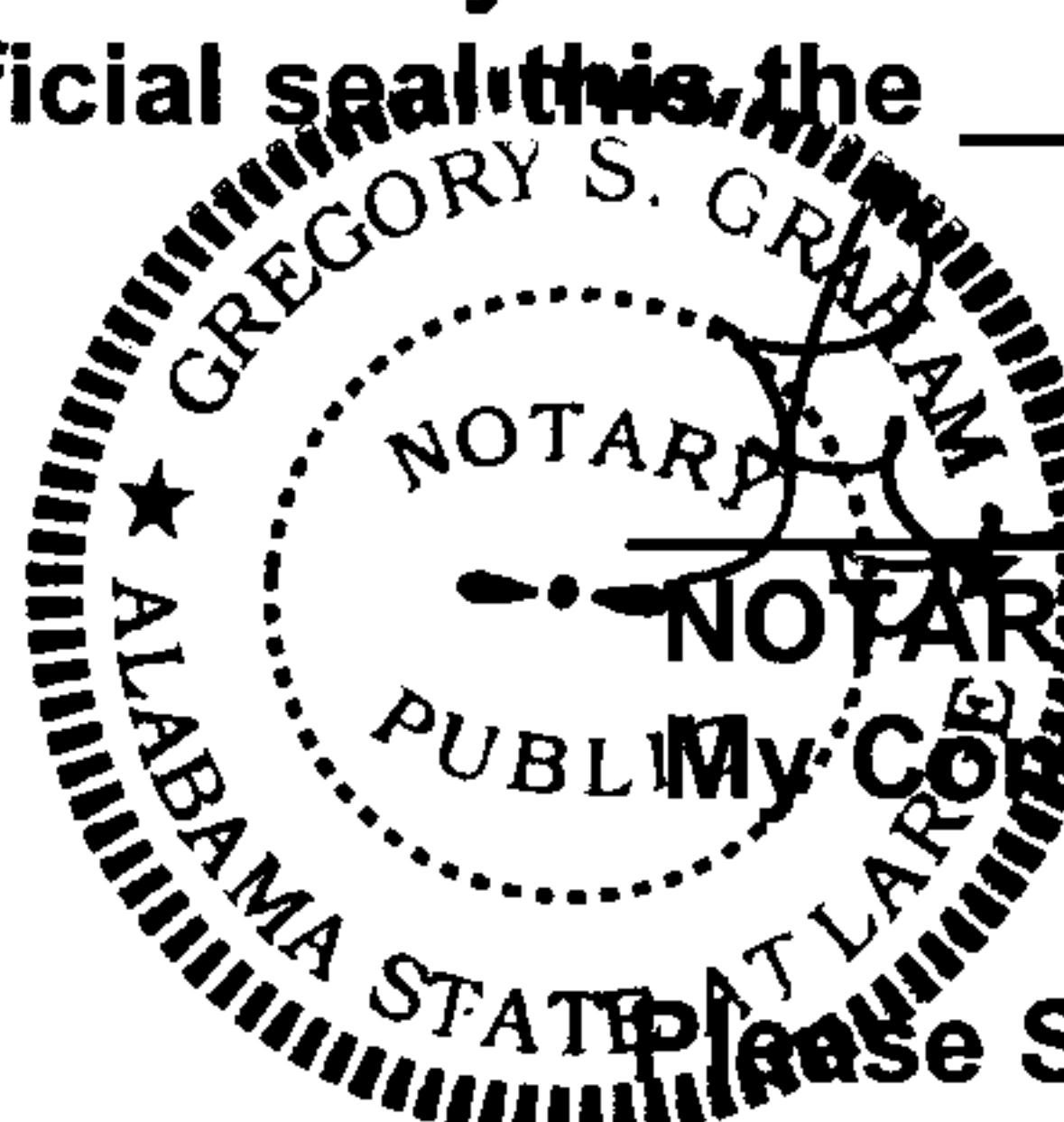
By: Charles E. Cooper

It's Member

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, in and for said County, in said State, hereby certify that Allen Dennis Construction, LLC by Charles E. Cooper It's Member as whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29 day of August, 2008.


NOTARY PUBLIC
My Commission Expires: 9/18/11

This document prepared by:
Mitchell & Graham, P.C.
File #C280815
P. O. Drawer 307
Childersburg, Alabama 35044

Please Send Tax Notice To:
Charles E. and Hope Reynolds Cooper
136 Thatcher Drive
Vincent, AL 35178

Shelby County, AL 09/12/2008
State of Alabama

Deed Tax: \$19.00