

Send tax notice to:
Mark E. Cooper & Nedonna K. Cooper
2057 Baneberry Drive
Hoover, AL 35244
PEL1700406

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

20170706000240320
07/06/2017 02:26:03 PM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Sixty Thousand and 00/100 Dollars (\$560,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Judith J. Cross, an unmarried woman whose mailing address is: 11 The Oaks Circle, Hoover, AL 35244** (hereinafter referred to as "Grantors"), by **Mark E. Cooper and Nedonna K. Cooper** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 3534, according to the Survey of Riverchase Country Club, 35th Addition, as recorded in Map Book 16, Page 113, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$448,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

\$55,944.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A SECOND MORTGAGE LOAN.

Judith J. Cross is the surviving Grantee of that certain deed recorded in Instrument No 1998-18846 recorded in the Probate Office of Shelby County, Alabama. The other Grantee, W. Douglas Cross having died on or about the 4th day of April, 2008.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for herself, her heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators shall warrant and

defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Judith J. Cross has hereunto set her signature and seal on June 30, 2017.

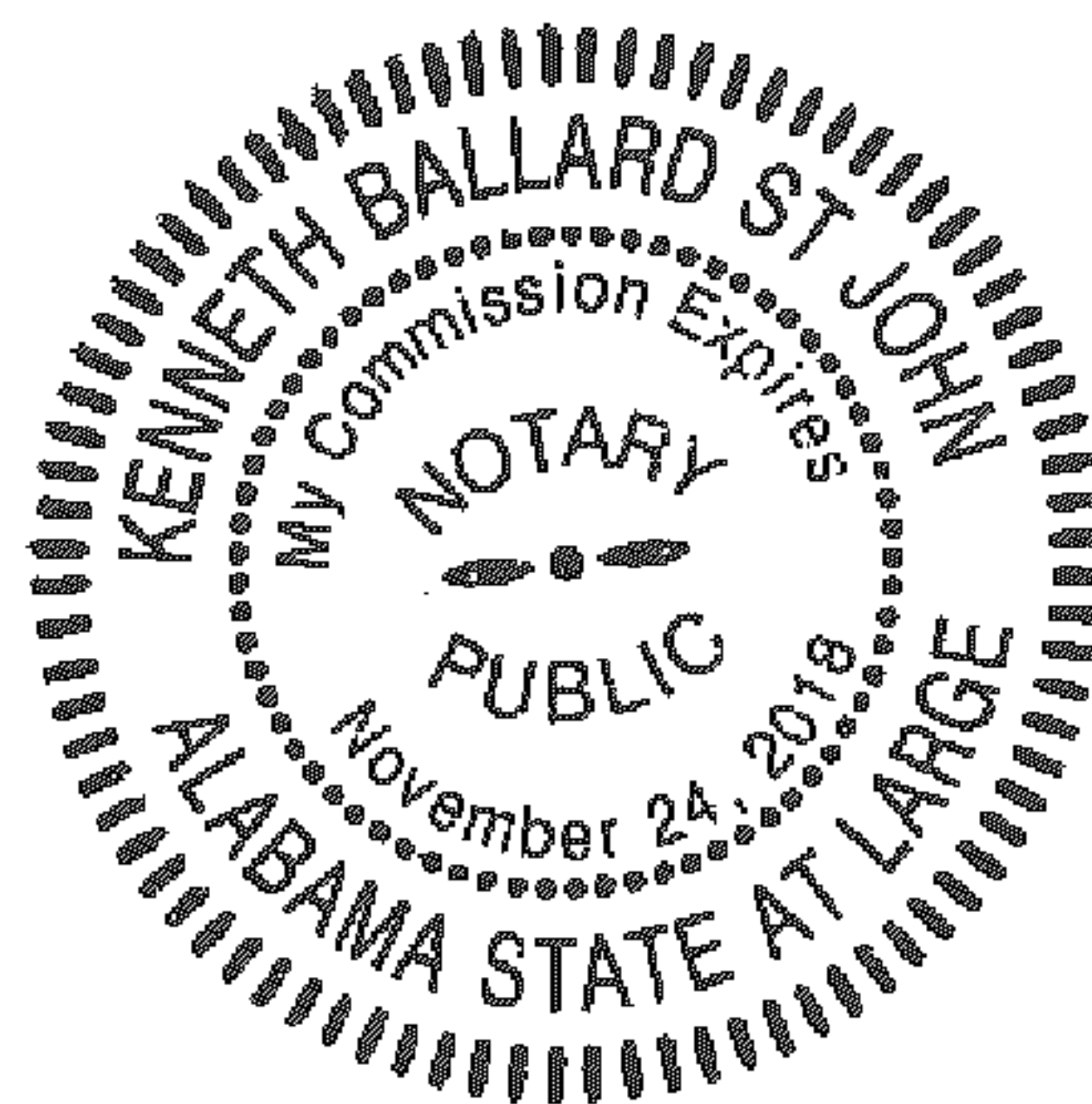

Judith J. Cross


STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Judith J. Cross, an unmarried woman 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 the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of June, 2017.

(NOTARIAL SEAL)




Notary Public
Print Name: Kenneth Ballard St. John
Commission Expires: 11/24/2018

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Judith Cross
 Mailing Address 11 The Oaks Cir
Hoover AL 35244

Grantee's Name Max E Cooper
 Mailing Address Nedonna K Cooper
2057 Bunbury Dr
Hoover AL 35244

Property Address 2057 Bunbury Dr
Hoover AL 35244

Date of Sale 6/30/17
 Total Purchase Price \$ 56,000

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - If the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 6/30/17

Print Deanna B. St. John

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 07/06/2017 02:26:03 PM
 \$78.50 CHERRY
 20170706000240320

[Handwritten signature]