

20051222000659110 1/1 \$26.00  
Shelby Cnty Judge of Probate, AL  
12/22/2005 08:33:05AM FILED/CERT

**THIS INSTRUMENT WAS PREPARED BY:**

ALAN C. KEITH, ATTORNEY AT LAW  
2100 LYNNGATE DRIVE  
BIRMINGHAM, ALABAMA 35216

Send tax notice to:  
Timmie G. Wilkins  
110 Stonehaven Trail  
Pelham, AL 35124

**WARRANTY DEED**

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred forty-seven thousand and 00/100 (\$147,000.00) DOLLARS [of which amount \$132,300.00 is paid from the proceeds of two purchase money mortgages closed and recorded simultaneously herewith], to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James B. Cooper and wife, Melissa C. Cooper (herein referred to as grantors) do grant, bargain, sell and convey unto Timmie G. Wilkins (herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 132, according to the Survey of the Cottages at Stonehaven, Second Addition, Phase Two, as recorded in Map Book 24, Page 74, in the Probate Office of Shelby County, Alabama.

Subject to all rights of way, easements, covenants and restrictions of record.  
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his (her) heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this December 20, 2005.

WITNESS:

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

*James B. Cooper* (SEAL)  
James B. Cooper  
*Melissa C. Cooper* (SEAL)  
Melissa C. Cooper

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James B. Cooper and wife, Melissa C. Cooper, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on December 20, 2005.

*[Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires: 4-6-08

Shelby County, AL 12/22/2005  
State of Alabama

Deed Tax: \$15.00

