

\$ 161,100.00

This Instrument Prepared By:  
Lynn Campisi  
Lynn Campisi, P. C.  
3008 Pump House Road  
Birmingham, Alabama 35243

Send Tax Notice To:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



20060215000076300 1/3 \$178.50  
Shelby Cnty Judge of Probate, AL  
02/15/2006 01:44:35PM FILED/CERT

## QUIT CLAIM DEED

THE STATE OF ALABAMA            )  
COUNTY OF JEFFERSON            )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN AND NO/100 DOLLARS, (\$10.00), and other good and valuable consideration to **CAROL D. JOHNSEN**, (GRANTOR), in hand paid by **LYNNE COOPER AND WALTER COOPER**, (GRANTEES), the receipt whereof is hereby acknowledged, I, **Carol D. Johnsen**, an unmarried woman, do remise, quit claim and convey to the said **LYNNE COOPER AND WALTER COOPER**, as joint tenants with right of survivorship, all right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

**Legal Description: See attached Exhibit "A"**

SUBJECT TO:

1. Ad Valorem taxes for the year 2003 and subsequent years, said taxes being a lien but not due and payable until October 1, 2003.
2. Current taxes, covenants, restrictions, building lines, easements, mortgages, agreements and right of ways as same are filed of record.

NO TITLE OPINION GIVEN.

Grantor reserves Life Estate in the Property herein.

This instrument is prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

Shelby County, AL 02/15/2006  
State of Alabama

Deed Tax: \$161.50

TO HAVE AND TO HOLD to the said LYNNE COOPER AND WALTER COOPER, as joint tenants with right of survivorship, their heirs and assigns forever.

IN WITNESS WHEREOF, **Carol D. Johnsen**, has hereunto set her hand and seal, this 30<sup>th</sup> day of April, 2003.

Carol D. Johnsen

Carol D. Johnsen

THE STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that **Carol D. Johnsen**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this date that, being informed of the contents of said conveyance, she executed the same voluntarily on the date.

Given under my hand and official seal this 30<sup>th</sup> day of April, 2003.

[Signature]

Notary Public

My Commission Expires: 6-16-03

(SEAL)



20060215000076300 2/3 \$178.50  
Shelby Cnty Judge of Probate, AL  
02/15/2006 01:44:35PM FILED/CERT

**Exhibit "A"**

**Lot 36, together with the undivided 1/43<sup>rd</sup> interest in Lot 44, (Common Area) according to the Map of The Oaks, recorded in Map Book 10, Page 89, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.**



20060215000076300 3/3 \$178.50  
Shelby Cnty Judge of Probate, AL  
02/15/2006 01:44:35PM FILED/CERT