

# WARRANTY DEED

Send tax notice to:

Matthew S. and Kristin F. Gray  
1079 Baldwin Lane  
Birmingham, AL 35242

✓ THE STATE OF ALABAMA,  
SHELBY COUNTY.

(\$375,000.00) Three Hundred

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Seventy Five Thousand DOLLARS and other valuable

considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, Randall L. Cooper and Mary E. Cooper Husband and wife (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto Matthew S. Gray and Kristin F. Gray as \*\* (herein referred to as GRANTEE(S), their heirs and assigns, the following described Real Estate, situated in the County of Shelby and State of Alabama, to-wit:  
**\*\*joint tenants with rights of survivorship**

Legal Description attached and made a part hereof

\$337,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S) their heirs and assigns FOREVER, as joint tenants with rights of survivorship.

And GRANTOR do(es) covenant with the said GRANTEE(S), their heirs and assigns, that they are lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances except as hereinabove provided; that they has(have) a good right to sell and convey the same to the said GRANTEE(S) their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S) their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seal 5th day of June 2009.

WITNESS:

Thomas M. Edman

x Randall L. Cooper (L.S.)  
Randall L. Cooper

x Mary E. Cooper (L.S.)  
Mary E. Cooper

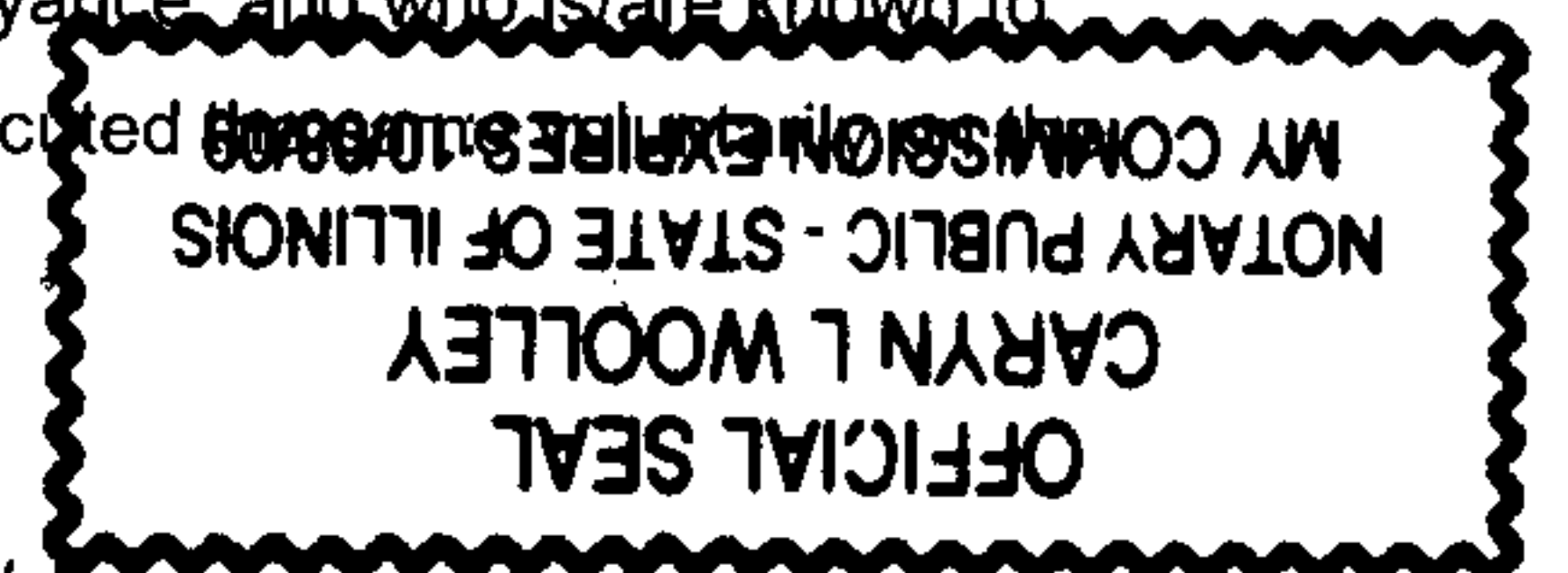
(L.S.)

✓ THE STATE OF ALABAMA,  
COUNTY.

I, the undersigned, Caryn L. Woolley, a Notary Public, in and for said State Illinois, hereby certify that Randall L. Cooper and Mary E. Cooper Husband and wife whose names is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day that, being informed of the contents of the conveyance, he, she, they executed the same on this day the same bears date.

Given under my hand and official seal this the 5th day of June, 2009.

✓ Caryn L. Woolley  
Notary Public



20091201000442240 1/4 \$58.00  
Shelby Cnty Judge of Probate, AL  
12/01/2009 03:27:45 PM FILED/CERT

FOR RECORDING ONLY

MR-BR-10085-01254

This instrument was prepared by John F. Morreale 449 Taft Avenue, Glen Ellyn, IL 60137

John F. Morreale  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXPIRES 12/31/2011  
BONDED THRU NOTARY PUBLIC UNDERWRITER

Shelby County, AL 12/01/2009

State of Alabama

Deed Tax : \$38.00

20091201000442240 2/4 \$58.00  
Shelby Cnty Judge of Probate, AL  
12/01/2009 03:27:45 PM FILED/CERT

✓ STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_

On \_\_\_\_\_, before me, \_\_\_\_\_,  
personally appeared, personally known to me (or proved to me on the basis of satisfactory evidence) to  
be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that  
he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their  
signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted,  
executed the instrument.

WITNESS my hand and official seal.

✓ Signature \_\_\_\_\_

.....

✓ STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_


✓ On JUNE 5th, 2009, before me, FRANK JEFFREY FABIAN,  
personally appeared **Mary E. Cooper** personally known to me (or proved to me on the basis of  
satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and  
acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and  
that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the  
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

✓ Signature \_\_\_\_\_

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: May 7, 2011  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

EXHIBIT "A"  
LEGAL DESCRIPTION

  
20091201000442240 3/4 \$58.00  
Shelby Cnty Judge of Probate, AL  
12/01/2009 03:27:45 PM FILED/CERT

LOT 2819, ACCORDING TO THE SURVEY OF HIGHLAND LAKES, 28<sup>TH</sup> SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 34, PAGE 30, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREA ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, AS RESIDENTIAL SUBDIVISION, RECORDED AS INSTRUMENT #1994-07111 AND AMENDED IN INSTRUMENT #1996-17543 AND FURTHER AMENDED IN INSTRUMENT #1999-31095 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 28<sup>TH</sup> SECTOR, RECORDED AS INSTRUMENT # 20041109000615190 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION").

**WARRANTY DEED**

**FROM**

Randall L. Cooper and Mary E. Cooper

**TO**

Matthew S. Gray and Kristin F. Gray



20091201000442240 4/4 \$58.00  
Shelby Cnty Judge of Probate, AL  
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