

THIS INSTRUMENT PREPARED BY:  
Law Offices of Jeff W. Parmer, LLC  
850 Shades Creek Parkway, Suite 210  
Birmingham, AL 35209

GRANTEE'S ADDRESS:  
Blake Custom Homes, Inc. and Greenridge, LLC  
1528 Highland Drive  
Birmingham, Alabama 35235

STATE OF ALABAMA )

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Fifteen Thousand and NO/100 (\$15,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, David Cooper, a married man, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Blake Custom Homes, Inc. and Greenridge, LLC** (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lots 220 & 222, according to the Final Plat of Lochinvar at Ballentrae, as recorded in Map Book 32, pages 10 A, B & C, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

This property does not constitute the homestead of the Grantor, nor that of his wife.

\$0 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 16<sup>th</sup> day of February, 2012.

David Cooper

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that David Cooper, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument he signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16<sup>th</sup> day of February, 2012..

Jeff W. Parmer

NOTARY PUBLIC

My Commission Expires: 09/22/2012

Shelby County, AL 02/27/2012  
State of Alabama  
Deed Tax: \$15.00