

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:

Judy Battle
217 Hidden Creek Drive
Pelham, AL 35124

WARRANTY DEED

20120904000332740 1/2 \$132.50
Shelby Cnty Judge of Probate, AL
09/04/2012 01:43:30 PM FILED/CERT

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of One Hundred Seventeen Thousand Five Hundred and No/100 -----
-----(\$117,500.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt
whereof is acknowledged, I or we, Kelley M. Cooper Smith, a married woman

rein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto
Judy Battle

(herein referred to as GRANTEE, whether one or more), the following described real estate,
situated in Shelby County, Alabama, to wit:

Lot 165, according to the Survey of Phase One, Hidden Creek III, as recorded in
Map Book 26, Page 13, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, and restrictions of record.

The above described property does not constitute the homestead of the grantor,
nor her spouse.

Note: Kelley M. Cooper and Kelley M. Cooper Smith are one and the same person.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators
covenant with the said GRANTEES, their successors 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 GRANTEES, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 15th
day of August, 2012.

Kelley M. Cooper Smith (Seal) _____ (Seal)
Kelley M. Cooper Smith

Shelby County, AL 09/04/2012
State of Alabama
Deed Tax: \$117.50

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

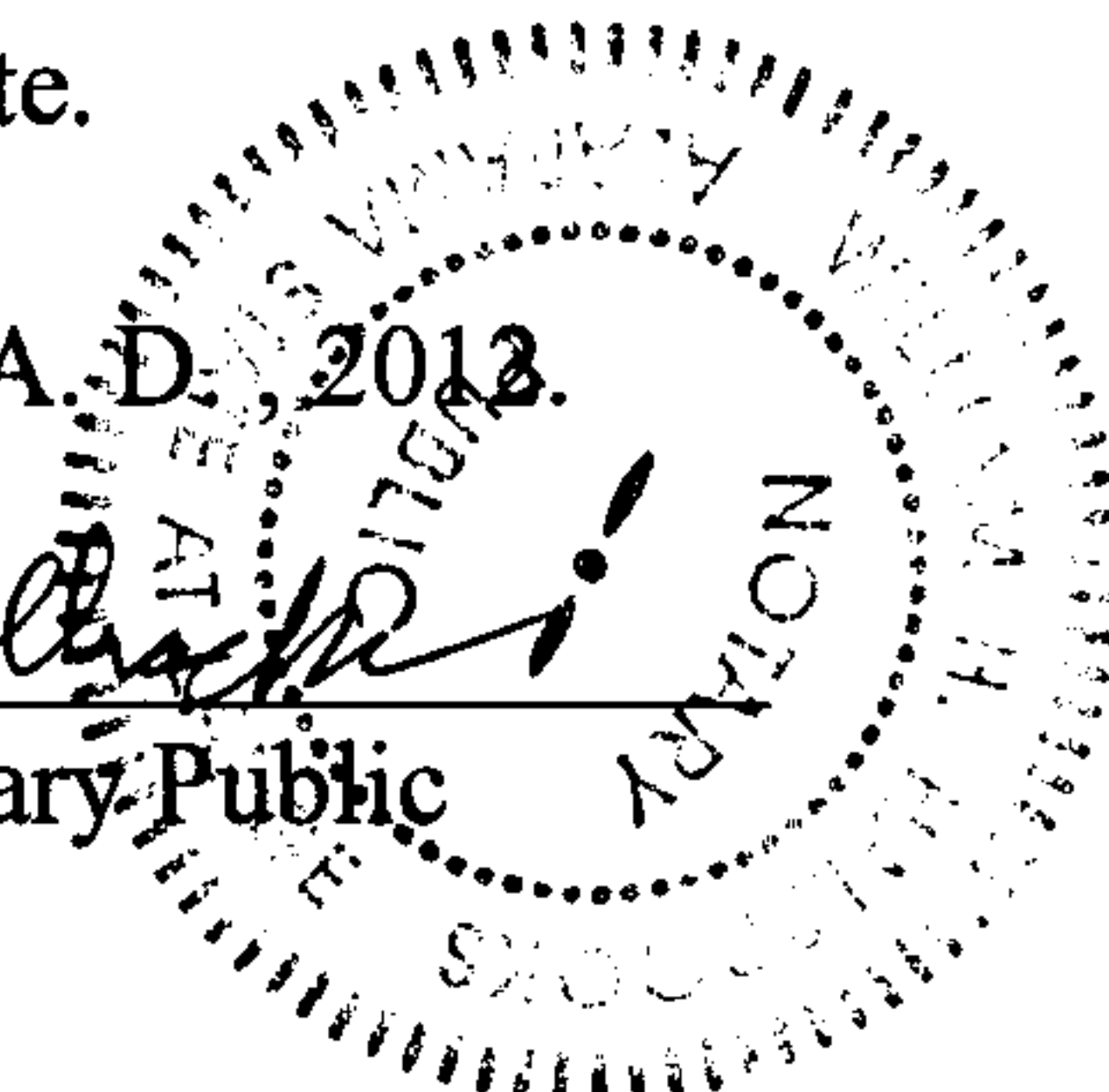
General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify
that Kelley M. Cooper Smith whose name(s) 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of August, A.D., 2012.

My Commission Expires: 4/21/16

William H. Halbrooks
William H. Halbrooks, Notary Public



Real Estate Sales Validation Form

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

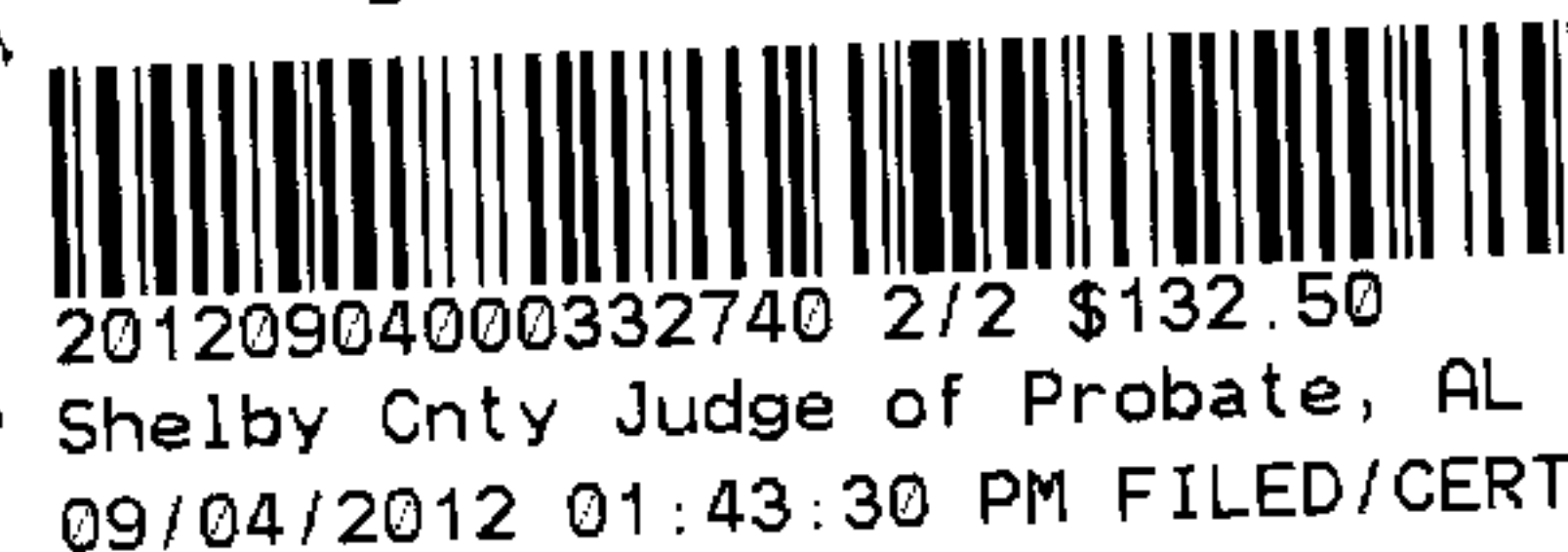
Grantor's Name Kelley M. Cooper Grantee's Name Judy Battle
Mailing Address 137 Narrows Point Court Mailing Address 217 Hidden Creek Drive
Birmingham, AL 35244 Pellham, AL 35124

Property Address 217 Hidden Creek Drive Date of Sale 8-15-12
Pellham, AL 35124 Total Purchase Price \$ 117,500.00
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). WILLIAM H. HALBROOKS

Date 8/28/12

Print #1 INDEPENDENCE PLAZA #704
BIRMINGHAM, ALABAMA 35200

Unattested

Sign William H. Hallbrooks

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1