

Send tax notice to:

CHRISTOPHER COPELAND

2389 Kalda St
Helena AL 3508

STATE OF ALABAMA
JEFFERSON COUNTY

This instrument prepared by:

CHARLES D. STEWART, JR.

Attorney at Law

4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2012449

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWENTY THREE THOUSAND DOLLARS and 00/100 (\$23,000.00) in hand paid to the undersigned, FIRST UNITED SECURITY BANK, A CORPORATION, (hereinafter referred to as "Grantors") by CHRISTOPHER COPELAND (hereinafter referred to as Grantee") the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in SHELBY County, Alabama, to-wit:


LOT 303A, ACCORDING TO THE FINAL PLAT OF RIVERWOODS THIRD SECTOR RESURVEY AS RECORDED IN MAP BOOK 31 PAGE 132, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP.
3. RESERVATION, PROVISION, EXCEPTIONS AND CONDITIONS AS RECORDED IN REAL 112, PAGE 876 AND REAL 328, PAGE 1.
4. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INST. NO. 2002-7338, INST. NO. 2002-35617 AND INST. NO. 2005-42096.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. Grantor makes no warranty or covenants respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance of adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

Shelby County, AL 09/19/2012
State of Alabama
Deed Tax: \$23.00


20120919000356720 1/3 \$41.00
Shelby Cnty Judge of Probate, AL
09/19/2012 11:09:58 AM FILED/CERT

IN WITNESS WHEREOF, said Grantor, has hereunto set their hand and seal this the 6th day of September, 2012.

FIRST UNITED SECURITY BANK



BY: DAN MCARTHUR
ITS: VICE PRESIDENT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAN MCARTHUR, whose name as VICE PRESIDENT of FIRST UNITED SECURITY BANK is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 6th day of September, 2012.



Notary Public

Print Name:

Commission Expires: 3-24-2013



20120919000356720 2/3 \$41.00
Shelby Cnty Judge of Probate, AL
09/19/2012 11:09:58 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name First United Security Bank Grantee's Name Christopher Copeland
Mailing Address PO Box 1763 Mailing Address 2389 Kale St.
Chula AL 35048 Helena, AL 35060

Property Address 150 River Ridge Dr. Date of Sale 9-6-12
Helena, AL 35060 Total Purchase Price \$ 23,000
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

20120919000356720 3/3 \$41.00
Shelby Cnty Judge of Probate, AL
09/19/2012 11:09:58 AM FILED/CERT

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.

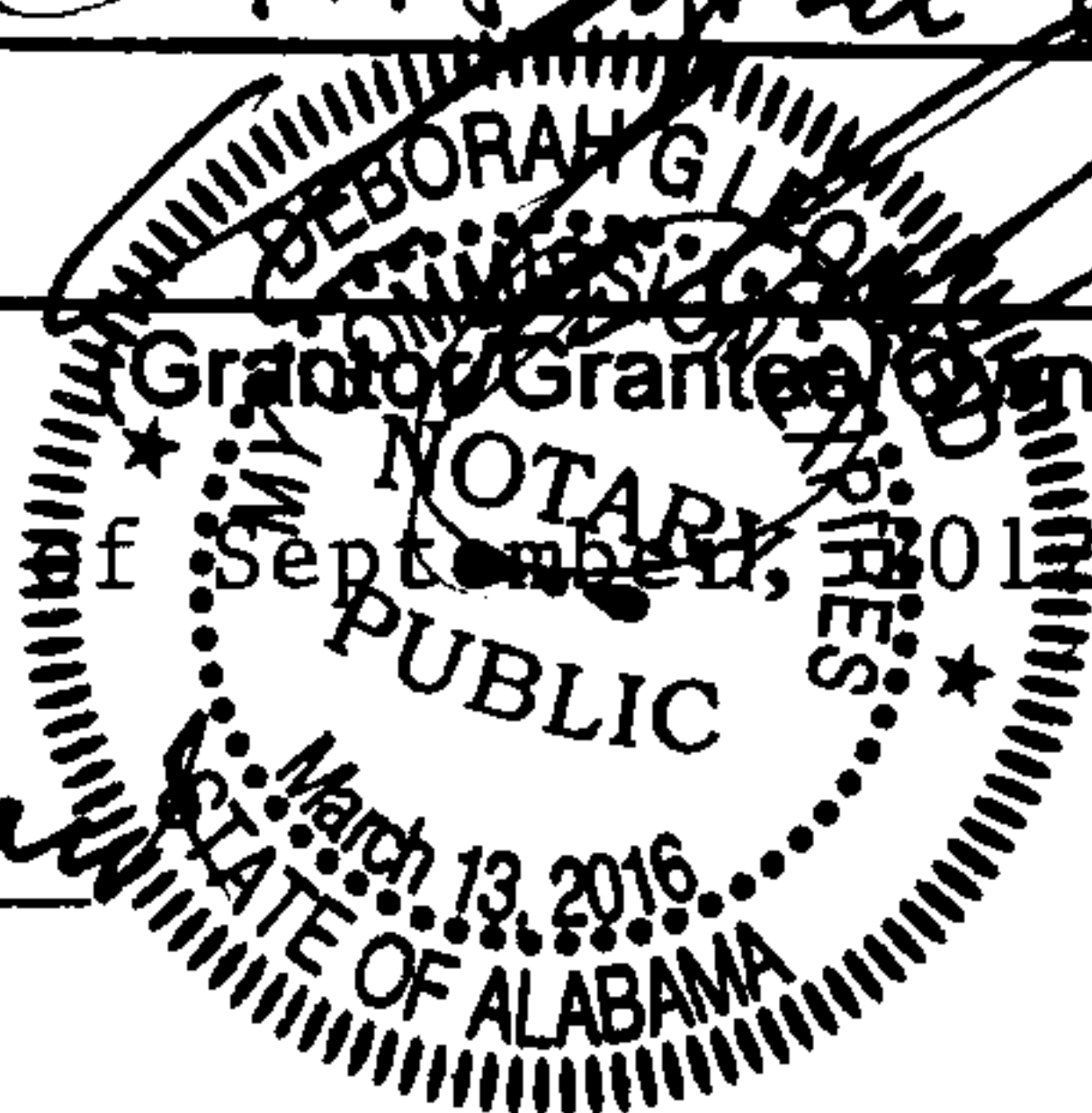
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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).

Date 9-6-12 Print Christopher Copeland
Unattested Sign _____
(verified by)

Sworn to and subscribed before me this the 07th day of September, 2012.

Sharon L. Lenn
Notary Public



Form RT-1