

This instrument prepared by:

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SEND TAX NOTICE TO:

David Cooper
P.O. Box 1
Westover, AL 35185

THE PREPARER OF THIS STATUTORY WARRANTY DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF NOR HAS THE PREPARER TAKEN ANY STEPS TO REVIEW OR CONFIRM THE ACCURACY OF THE LEGAL DESCRIPTION WHICH WAS FURNISHED TO HIM FOR USE IN PREPARING THIS DEED. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE.

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for valuable consideration, the receipt whereof is hereby acknowledged, the undersigned, **TRACI L. COOPER**, hereby grants, bargains, sells, and conveys to **DAVID COOPER**, (hereinafter called GRANTEE), the following described real estate situated in Jefferson County, Alabama, to wit:

Lot 12, according to the Survey of Twin Oaks, as recorded in Map Book 22, Page 108, in the Probate Office of Shelby County, Alabama.

This deed is given pursuant to the terms of that certain Order between the parties hereto dated August 1, 2012 in the Circuit Court of Shelby County, Alabama, Case No.: DR-07-000354.02.

TO HAVE AND TO HOLD to said GRANTEE, his heirs and assigns, together with all tenements, hereditaments and appurtenances thereunto forever.

Given under my hand and seal, this 2 day of October, 2012.

Traci L. Cooper (Seal)
TRACI L. COOPER

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Traci L. 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of October, A.D., 2012



Notary Public
Commission Expires: 9/21/13


20121002000375070 2/3 \$114.50
Shelby Cnty Judge of Probate, AL
10/02/2012 10:43:28 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 Traci-Lee Cooper
Mailing Address 253 Line Creek Ln
Chelsee, AL 35013

Grantee's Name David Wayne Cooper
Mailing Address P.O. Box 1
Westown AL 35185

Property Address 205 Twin Oaks Way
Chelsee AL 35013

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 192,800

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 av

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 _____
☒ Unattested K. Muelser
(verified by)

Print David W. Cooper
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one