

STATE OF ALABAMA
COUNTY OF SHELBY

Warranty Deed

Know all Men by these Presents: That, in consideration of One Hundred Twenty Nine Thousand Five Hundred Dollars (\$129,500.00) and other good and valuable consideration to them in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **WILLIAM BRUCE COOPER AND LOIS REACH COOPER, Husband and Wife** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **EUGENIA T. WILLIAMS** (herein referred to as "Grantee") as sole owner, the following described real estate situated in Calera, Shelby County, Alabama, to-wit:

Lot 138, according to the Survey of Emerald Ridge Sector One, as recorded in Map Book 35, page 143, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Calera, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

1. **Building Setback line of 20 feet reserved from Emerald Ridge Drive, as shown per plat.**
2. **Utility easements as shown by recorded plat, including, 8 feet along Emerald Ridge Drive and 7.5 feet along the rear.**
3. **Restrictions, covenants, and conditions as set out in Inst. No. 20051021000548380 and corrected by Inst. No. 20070822000396060, in Probate Office, but omitting any covenants or restrictions, if an, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**
4. **Restrictions, limitations and conditions as set out in Plat Book 35, page 143, in the Probate Office of Shelby Alabama.**
5. **Right(s)-of-Way(s) granted to Alabama Power Company, as set out in Inst. No. 2005-39667, in the Probate Office.**

\$ 132,090.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.


To Have and To Hold the aforegranted premises to the said Grantee as sole owner.

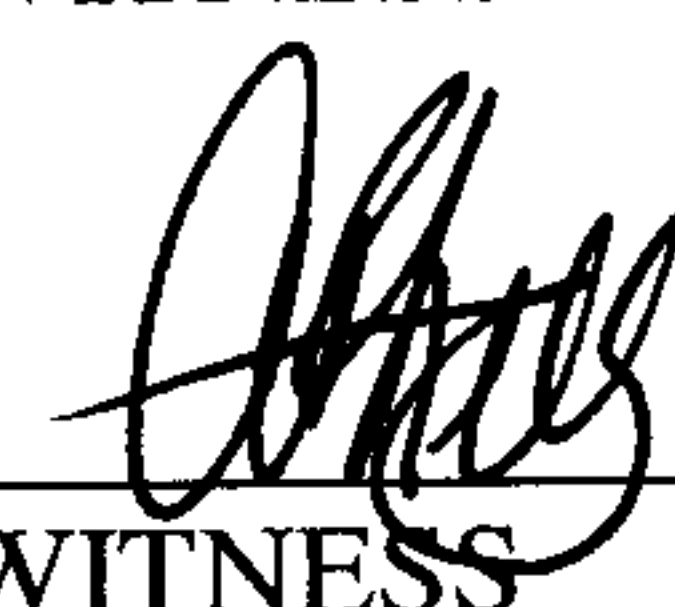
And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall

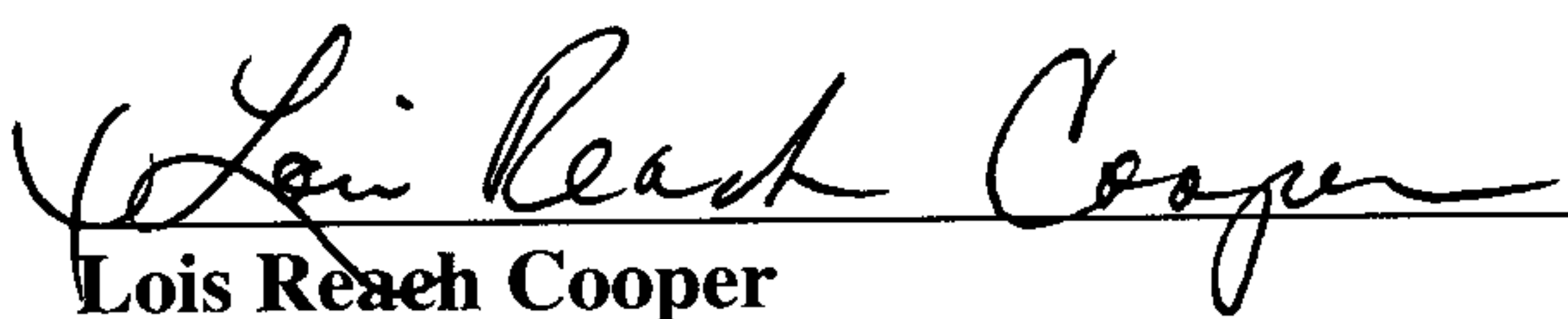
Warrant and Defend the premises to the said Grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantors have set their hands and seals this 12th day of October, 2012.


WITNESS

 {L.S.}
William Bruce Cooper

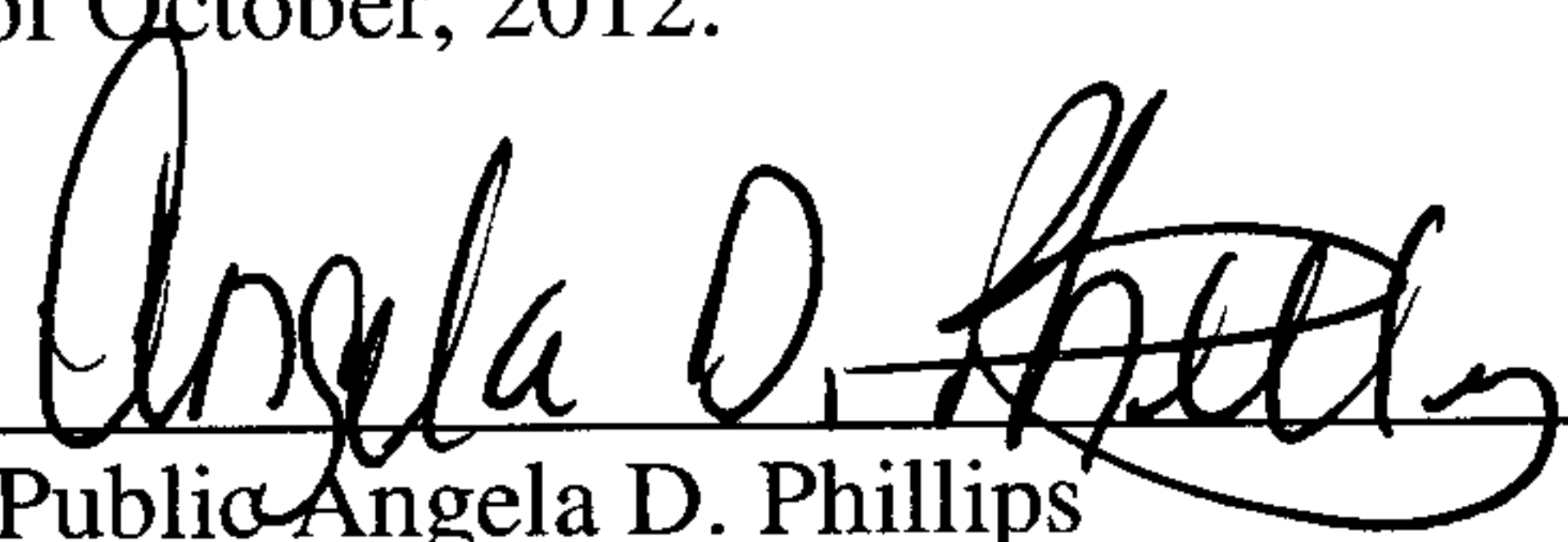

WITNESS

 {L.S.}
Lois Reach Cooper

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **William Bruce Cooper and Lois Reach Cooper**, whose names are signed to the foregoing conveyance, and who are 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 seal this 12th day of October, 2012.


Notary Public Angela D. Phillips
My commission expires: 01/12/2016


SEND TAX NOTICE TO:

Eugenia T. Williams
1032 Emerald Ridge Drive
Calera, AL 35040

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker
Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2012-08-2035




20121019000403110 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
10/19/2012 02:21:00 PM 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 William Bruce Cooper
Mailing Address 405 E. College Street
Columbiana, AL 35051

Grantee's Name Eugenia T. Williams
Mailing Address 1032 Emerald Ridge Drive
Calera, AL 35040

Property Address 1032 Emerald Ridge Drive
Calera, AL 35040

Date of Sale 10/12/12
Total Purchase Price \$

or
Actual Value \$ 129,500.00

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).

Date 10/12/12

Print William Bruce Cooper

☐ Unattested

(Signature)
(verified by)

Sign (Signature)
(Grantor/Grantee/Owner/Agent) circle one



20121019000403110 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
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Form RT-1