


This instrument was prepared by:
James E. Johnston, L.L.C.
3170 Parliament Circle
Montgomery, Alabama 36117
(334) 215-7596


20130103000003040 1/2 \$170.50
Shelby Cnty Judge of Probate, AL
01/03/2013 10:08:24 AM FILED/CERT

WARRANTY DEED

Shelby County, AL 01/03/2013
State of Alabama
Deed Tax: \$155.50

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: that in consideration of One Hundred and No/100 Dollars (\$100.00) and other valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, **Robert M. Cooper and Doris B. Cooper, husband and wife**, (hereinafter referred to as Grantors), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Lindel L. Allen and Sandra C. Allen**, (hereinafter referred to as Grantees), their heirs and assigns, the following described real property being situated in **Shelby County, Alabama**, to wit:

Lot 26, according to the Amended Map of the Resurvey of the Final Plat, Phase III, Stratford Place, as recorded in Map Book 14, Page 38, in the Probate Office of Shelby County, Alabama.

Parcel ID No. 11-7-36-3-000-028.072

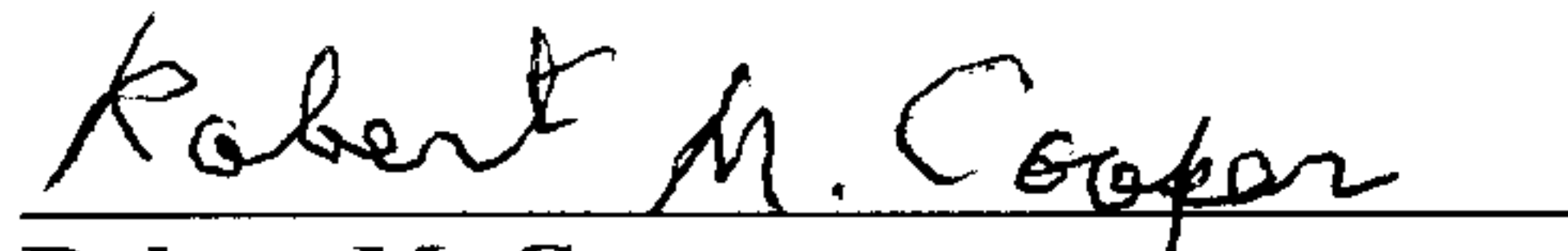
This conveyance is made subject to covenants, restrictions and easements heretofore imposed upon the subject property.


For ad Valorem tax appraisal purposes only, the address of the hereinabove described real property is: 120 Norridge Place, Pelham, AL 35124. Please send tax notice to the Grantees at 7924 Lakeridge Drive, Montgomery, AL 36117.

TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns, forever.

And Grantors do for themselves and for their heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of aforementioned premises, that they are free from all encumbrances unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that Grantors will and their heirs, executors and administrators shall, Warrant and Defend the premises to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons, except as provided above.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this the 19 day of November, 2012.

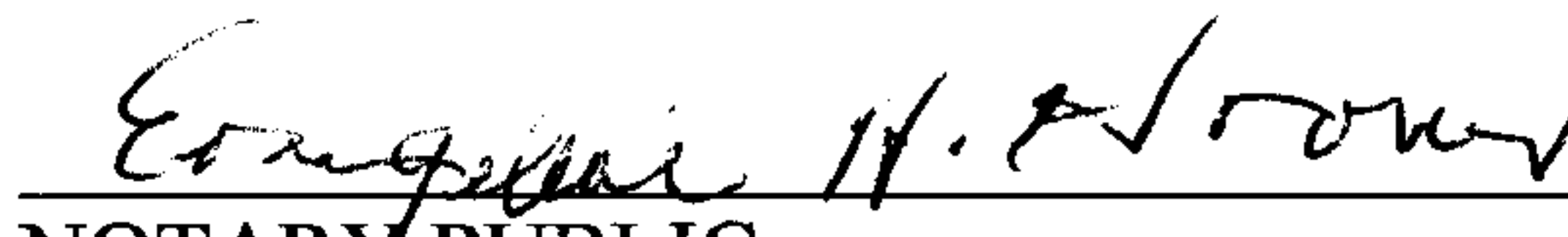

Robert M. Cooper


Doris B. Cooper

STATE OF ALABAMA
SHELBY COUNTY

I, James E. Johnston, a Notary Public in and for said County and State hereby certify that **Robert M. Cooper and Doris B. 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 official seal this the 19 day of November, 2012.


NOTARY PUBLIC
My Commission Expires: 4/27/2014

Real Estate Sales Validation Form

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

Grantor's Name Robert M. Cooper
Mailing Address Doris B. Cooper
120 Norridge Place
Pelham, AL 35124

Grantee's Name Lindel L. Allen
Mailing Address Sandra C. Allen
7924 Lakeridge Drive
Montgomery, AL 36117

Property Address 120 Norridge Place
Pelham, AL 35124

Date of Sale _____
Total Purchase Price \$ _____



20130103000003040 2/2 \$170.50
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or
Actual Value \$ _____

or
Assessor's Market Value \$ 155,400

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 _____

Print JAMES E. JOHNSON, L.L.C.

Unattested _____

(verified by)

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

Form RT-1