



20130103000003760 1/5 \$25.00  
Shelby Cnty Judge of Probate, AL  
01/03/2013 12:37:19 PM FILED/CERT

Commitment Number: 111719329

Seller's Loan Number: N/A

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:  
ServiceLink Hopewell Campus  
4000 Industrial Boulevard  
Aliquippa PA 15001  
(800) 439-5451  
22314276

SOURCE OF TITLE  
INST # 20060718000346960

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**09-2-04-0-005-080.000**

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### GENERAL WARRANTY DEED

**Melissa Collins and Brett Collins**, a married couple, whose mailing address is 365 MARTIN AVE, MOUNT JOY, PA 17552, hereinafter grantors, for \$365,000.00 (Three Hundred and Sixty-Five Thousand Dollars and no Cents) in consideration paid, grant, with general warranty covenants to **Robert Cooley and Hattie L. Cooley, husband and wife**, hereinafter grantees, whose tax mailing address is **2090 Knollwood Place, Birmingham, AL 35242**, the following real property:

**ALL THAT PARCEL OF LAND IN CITY OF BIRMINGHAM, SHELBY COUNTY, STATE OF ALABAMA, AS MORE FULLY DESCRIBED IN DEED INST # 20060718000346960, ID# 09-2-04-0-005-080.000, BEING KNOWN AND DESIGNATED AS LOT 1180, ACCORDING TO THE MAP OF HIGHLAND LAKES, 11TH SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 27, PAGE 84 A, B, C AND D, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREA ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION RECORDED AS INSTRUMENT**

**1994-07111 AND AMENDED BY INSTRUMENT 1996-17543 AND BY INSTRUMENT 1999-31095 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND THE DECLARATION OF COVENANTS,-CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 11TH SECTOR, RECORDED AS INSTRUMENT 2000-41316 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION").**

**Property Address is: 2090 Knollwood Place, Birmingham, AL 35242.**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: **Official Records Book 20060718000, Page 346960**

Executed by the undersigned on November 1,, 2012:

Melissa Collins

**Melissa Collins**

Brett Collins

**Brett Collins**

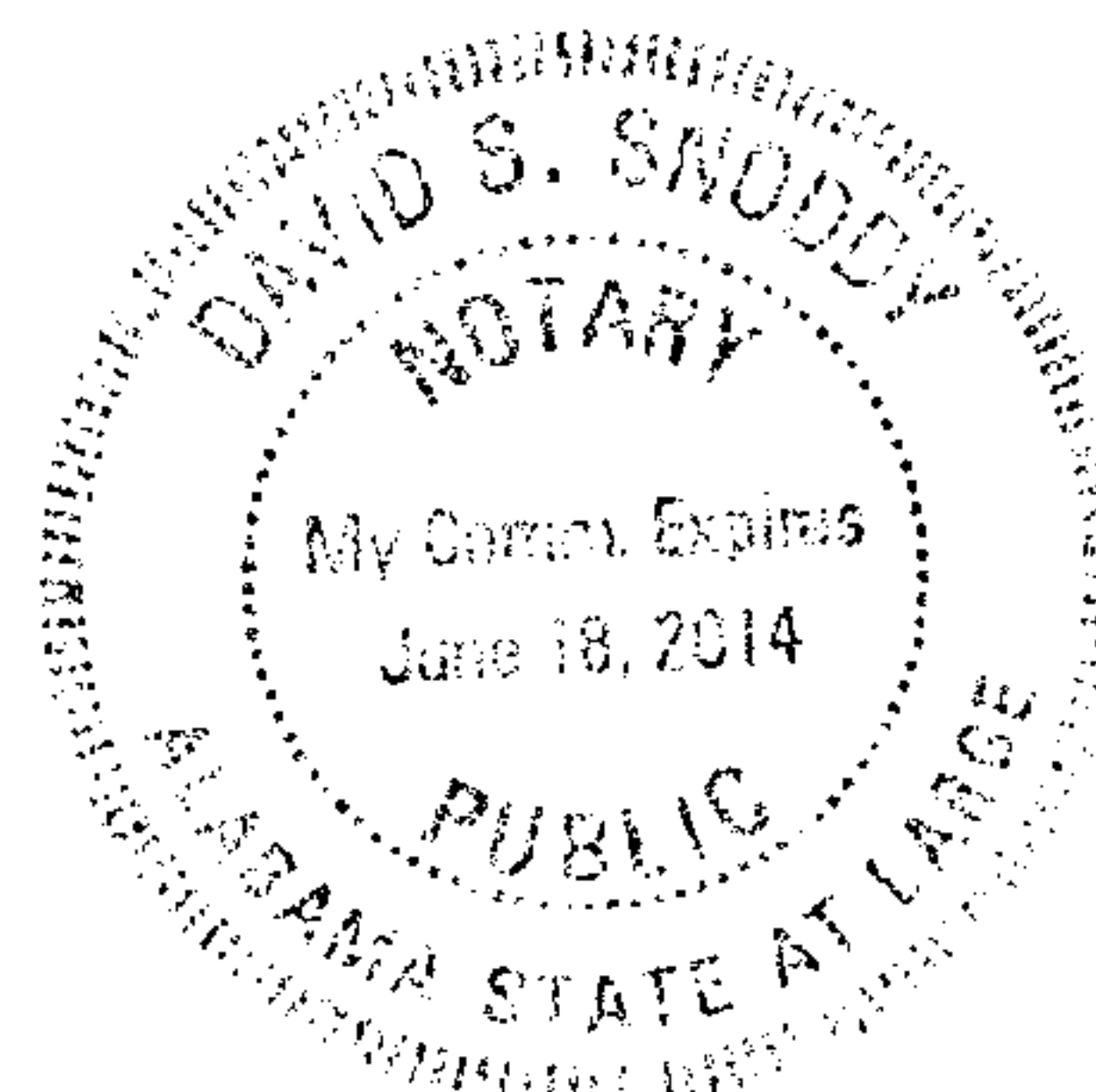
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Melissa Collins** and **Brett Collins**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 1st day of November, 2012

David S. Snoddy  
Notary Public

DAVID S. SNODDY  
THE SNODDY LAW FIRM, LLC  
2105 DEVEREUX CIRCLE, SUITE 101  
BIRMINGHAM, AL 35243



**LEGAL DESCRIPTION**

**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **SHELBY**, STATE OF **ALABAMA** AND IS DESCRIBED AS FOLLOWS:

**ALL THAT PARCEL OF LAND IN CITY OF BIRMINGHAM, SHELBY COUNTY, STATE OF ALABAMA, AS MORE FULLY DESCRIBED IN DEED INST # 20060718000346960, ID# 09-2-04-0-005-080.000, BEING KNOWN AND DESIGNATED AS LOT 1180, ACCORDING TO THE MAP OF HIGHLAND LAKES, 11TH SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 27, PAGE 84 A, B, C AND D, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREA ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION RECORDED AS INSTRUMENT 1994-07111 AND AMENDED BY INSTRUMENT 1996-17543 AND BY INSTRUMENT 1999-31095 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND THE DECLARATION OF COVENANTS,-CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 11TH SECTOR, RECORDED AS INSTRUMENT 2000-41316 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION").**

**BY FEE SIMPLE DEED FROM ROBERT ROUGEAUX AND COLLEEN ROUGEAUX, HUSBAND AND WIFE AS SET FORTH IN INST # 20060718000 PAGE 346960 DATED 07/12/2006 AND RECORDED 07/18/2006, SHELBY COUNTY RECORDS, STATE OF ALABAMA.**

  
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# Real Estate Sales Validation Form

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

Grantor's Name Melissa Collins and Brett Collins  
Mailing Address 365 MARTIN AVE.  
MOUNT JOY, PA 17552

Grantee's Name Robert Cooley and Hattie L. Cooley  
Mailing Address 2090 Knollwood Place  
Birmingham, AL 35242

Property Address 2090 Knollwood Place  
Birmingham, AL 35242

Date of Sale  
Total Purchase Price \$365,000.00  
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.

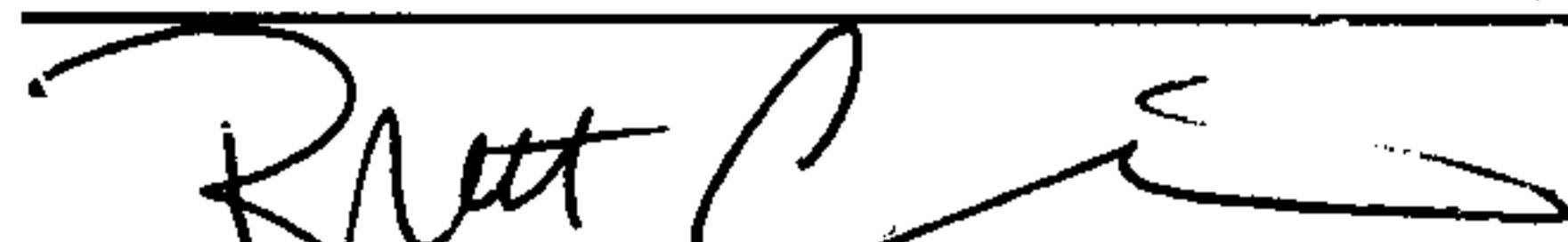
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be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

Date 11/1/12  
Unattested

Print BRETT COLLINS

Sign



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

