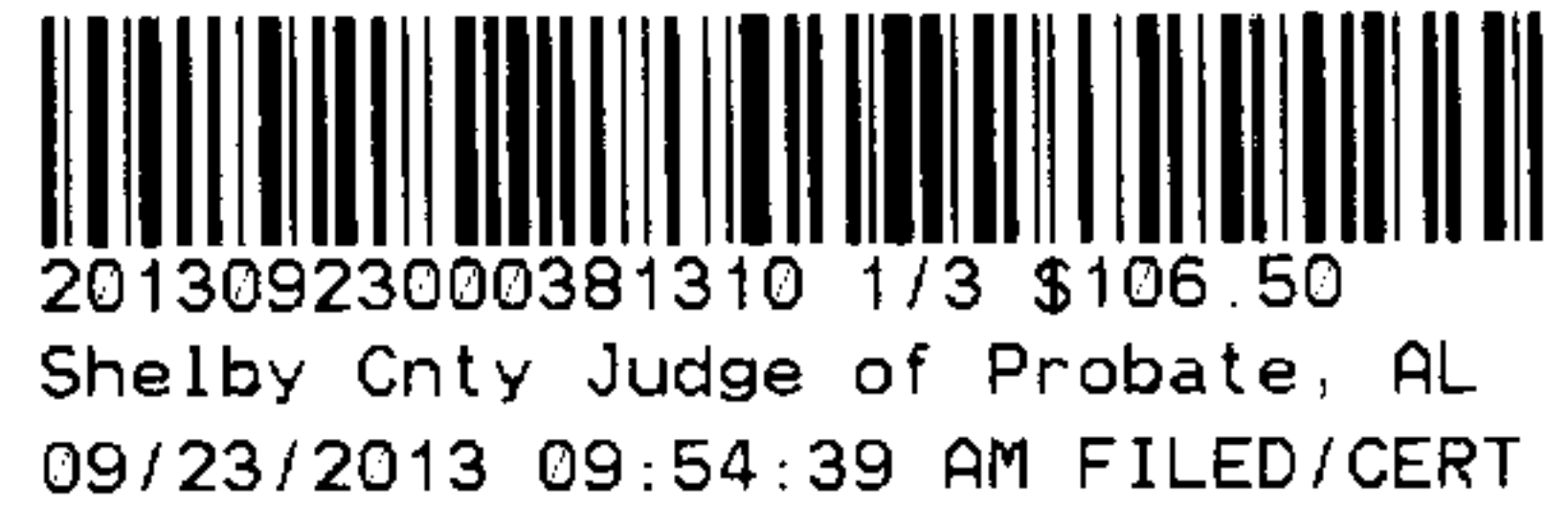


THIS INSTRUMENT WAS PREPARED WITHOUT CURRENT TITLE OPINION OR CURRENT SURVEY.

THIS INSTRUMENT WAS PREPARED BY:  
MARGARET M. CASEY, ATTORNEY AT LAW  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236  
(205) 987-2211

PLEASE SEND TAX NOTICE TO:  
NINA COOPER  
47 WINDING CREEK LAND  
ARLEY, ALABAMA 35541

**WARRANTY DEED**



**STATE OF ALABAMA     )**  
**SHELBY COUNTY        )**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 (\$10.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, HUGH W. COOPER, a widower, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto NINA COOPER, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 8, according to the Survey of Rocky Ridge, Phase II, as recorded in Map Book 27, Page 16 in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:**

1. Taxes for the year 2013, which are a lien but not yet due and payable until October 1, 2013.
2. Building setback line of 20 feet reserved from Northerly and Rocky Ridge Drive as shown by Plat.
3. Easements as shown by recorded plat, including 20 feet on the Northerly side of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. #2000-40214 in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 130, Page 173 in Probate Office.
6. Rights of owners of property adjoining in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.
7. A 20 foot right of way for ingress and egress granted to Mary Alice Blackmon dated 3/29/96 recorded in inst. #1996-11116 in Probate Office.

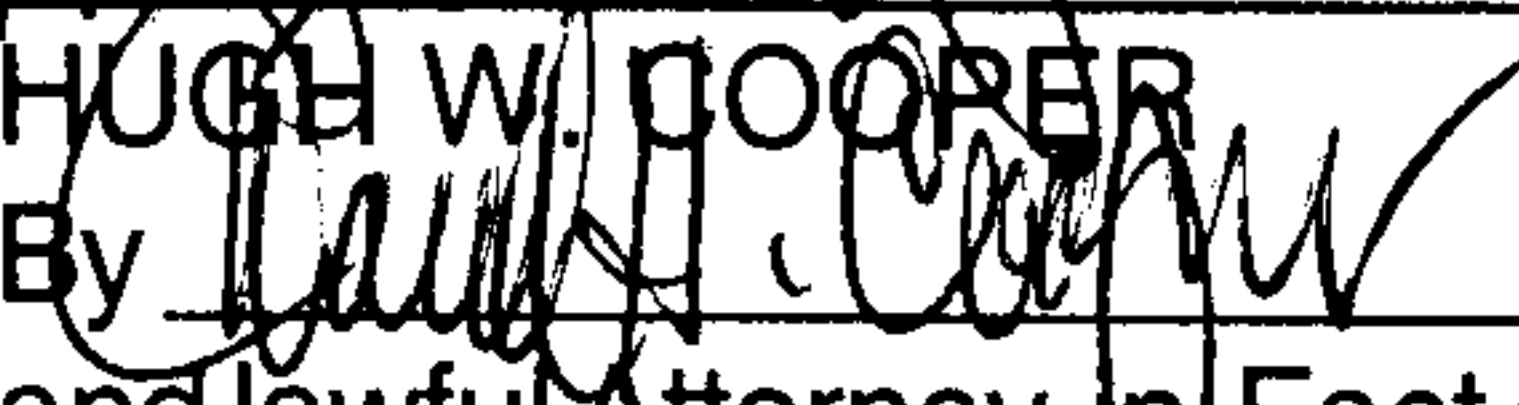
HUGH W. COOPER IS THE SURVIVING GRANTEE IN THAT CERTAIN DEED RECORDED IN INSTRUMENT #2001-38109; THE OTHER GRANTEE, DOROTHY G. COOPER, HAVING DIED ON OR ABOUT JANUARY 16, 2001.

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns forever.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 20TH day of SEPTEMBER, 2013.

 \_\_\_\_\_ (L.S.)  
HUGH W. COOPER

By  \_\_\_\_\_, as his true and lawful Attorney-in-Fact as per Alabama Power of Attorney Form dated 9/11/2013 and filed simultaneously herewith.

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID H. COOPER whose name as Attorney-in-Fact for HUGH W. COOPER as per Alabama Power of Attorney Form dated 9/11/2013, 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 he, as such Attorney-in-Fact and with full authority, has executed the same voluntarily on the day the same bears date on behalf of HUGH W. COOPER.

Given under my hand and official seal this 20TH day of SEPTEMBER, 2013.

  
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: July 15, 2014  
BONDED THRU NOTARY PUBLIC UNDERWRITER



20130923000381310 2/3 \$106.50  
Shelby Cnty Judge of Probate, AL  
09/23/2013 09:54:39 AM FILED/CERT

Grantor's Name:  
HUGH W. COOPER  
Mailing Address:  
203 Rocky Ridge Drive  
Helena, AL 35080

Property Address:  
203 Rocky Ridge Drive  
Helena, AL 35080

Bill of Sale  
 Sales Contract  
 Closing Statement

Grantee's name:  
NINA COOPER  
Mailing Address:  
47 WINDING CREEK LAND  
ARLEY, ALABAMA 35541

Date of Sale: SEPTEMBER 20, 2013  
Total Purchase Price: \$  
or  
Actual Value  
or  
Assessor's Market Value \$86,200.00

Front of Foreclosure Deed  
 Appraisal  
 Other Tax Assessor



20130923000381310 3/3 \$106.50  
Shelby Cnty Judge of Probate, AL  
09/23/2013 09:54:39 AM FILED/CERT