


After Recording Send Tax Notice To:

Johnny and Paula Cooley
812 Rock School Road
Harpersville, AL 35078


20131010000406990 1/3 \$213.50
Shelby Cnty Judge of Probate, AL
10/10/2013 12:27:16 PM FILED/CERT

WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

Know all men by these presents:

SHELBY COUNTY

THAT in consideration of good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt and sufficiency whereof is acknowledged, we, **JOHNNY LEE COOLEY** and wife **PAULA J. COOLEY** (herein referred to as Grantor), who certify that the property conveyed hereby constitutes our homestead, grant, bargain, sell and convey unto **Johnny Cooley and Paula Cooley, Trustees of the In God We Trust dated September 6, 2013** (herein referred to as Grantee) the real estate described below situated in Shelby County, Alabama, to wit:

PARCEL "C"

Beginning at the Northeast corner of that parcel of land conveyed to Oscar Allen Bailey and wife, Shirley Sue Bailey, as recorded in Deed Vol. 257, page 312, in the office of the Judge of Probate of Shelby County, Alabama, and run in a Southerly direction along the East boundary of the aforesaid parcel for 202.35 feet to a point; thence 2 deg. 32' 46" to the left and continue along the last stated course for 195.29 feet to a point; thence 82 deg. 55' 12" to the right in a Westerly direction for 511.05 feet to a point; thence 87 deg. 54' 40" to the right and run in a Northerly direction for 381.19 feet to a point on the Southerly right of way line of Shelby County Highway No. 450; thence 90 deg. 52' 0' 6" to the right and run in a Westerly direction along said right-of-way line for 582.67 feet to the point of beginning. Containing 210,708.50 square feet or 4.84 acres, more or less.

And being the same property conveyed unto the Grantor herein by Paula J. Cooley by deed dated June 24, 1999 and recorded in the Probate Office of Shelby County, Alabama as instrument 1999-26669.

THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.

To have and to hold to the said grantee, and their heirs and assigns in fee simple, forever.

Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

Shelby County, AL 10/10/2013
State of Alabama
Deed Tax:\$193.50

AND we, do for ourselves, covenant with the said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, **JOHNNY LEE COOLEY** and **PAULA J. COOLEY** have hereunto set our hand and seal, this 6th day of September, 2013.


JOHNNY LEE COOLEY

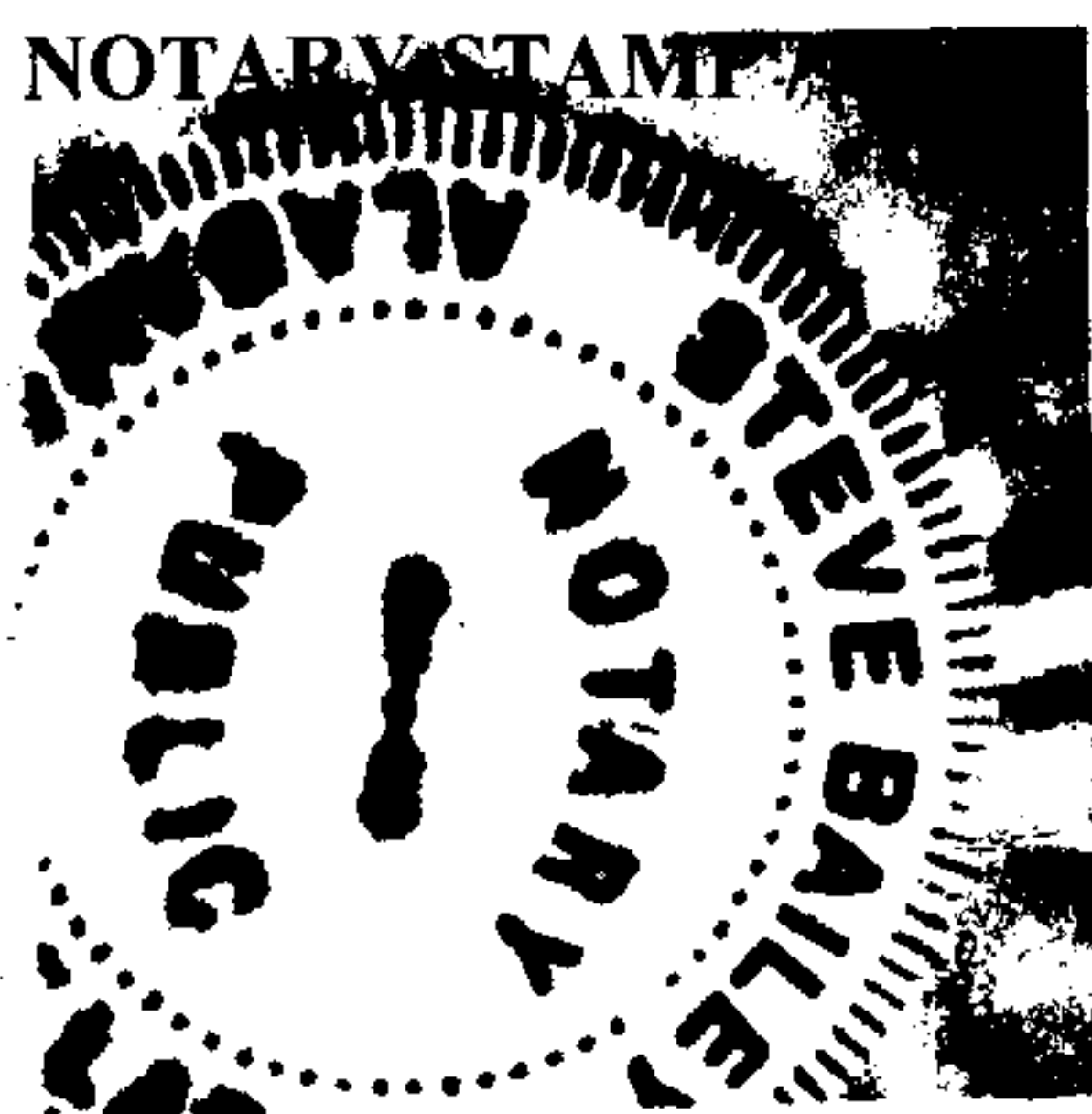

PAULA J. COOLEY

STATE OF ALABAMA

General Acknowledgement

COUNTY OF SHELBY

I, Steve Bailey, a Notary Public in and for said County, in said State, hereby certify that **JOHNNY LEE COOLEY** and **PAULA J. COOLEY** whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me 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 of office
this 6th day of September, 2013.



NOTARY PUBLIC

My Commission Expires: April 18, 2014

This Document Prepared By:
Steve Bailey
Bailey LAW FIRM
2000 Providence Park Suite 200
Birmingham, AL 35242
205-263-5060



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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 Johnny or Paula Cooley
Mailing Address 812 Rock School Rd.
Harpersville AL
35078

Grantee's Name In God We Trust
Mailing Address 812 Rock School Rd
Harpersville AL
35078

Property Address 812 Rock School Rd
Harpersville AL
35078

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 193,420

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

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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 10/10/13

Print Paula J. Cooley

Unattested

(verified by)

Sign

Paula J. Cooley
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1