

**THIS INSTRUMENT PREPARED BY:**  
George M. Vaughn, Esq.  
300 Cahaba Park Circle, Ste 200  
Birmingham, AL 35242

**SEND TAX NOTICE TO:**  
SAU LIN CHEUNG  
203 ROCKY RIDGE ROAD  
HELENA, ALABAMA 35080

**WARRANTY DEED**

**STATE OF ALABAMA            )**

**SHELBY COUNTY                )**


KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Sixty Thousand and 00/100 Dollars (\$60,000.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, NINA COOPER, AND DAVID COOPER, HUSBAND AND WIFE (herein referred to as “Grantors”), do grant, bargain, sell, and convey unto SAU LIN CHEUNG (herein referred to as “Grantee”), all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 8, ACCORDING TO THE SURVEY OF ROCKY RIDGE, PHASE 2, AS RECORDED IN MAP BOOK 27, PAGE 16, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.



**TO HAVE AND TO HOLD** unto the said Grantee, her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise 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, her heirs and assigns forever, against the lawful claims of all persons.

  
20131024000421810 1/3 \$80.00  
Shelby Cnty Judge of Probate, AL  
10/24/2013 03:29:24 PM FILED/CERT

Shelby County, AL 10/24/2013  
State of Alabama  
Deed Tax:\$60.00

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 9<sup>th</sup> day of OCTOBER , 2013.


  
\_\_\_\_\_  
NINA COOPER  
  
\_\_\_\_\_  
DAVID COOPER

STATE OF ALABAMA       )  
SHELBYCOUNTY        )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that NINA COOPER, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9<sup>th</sup> day of OCTOBER, 2013.




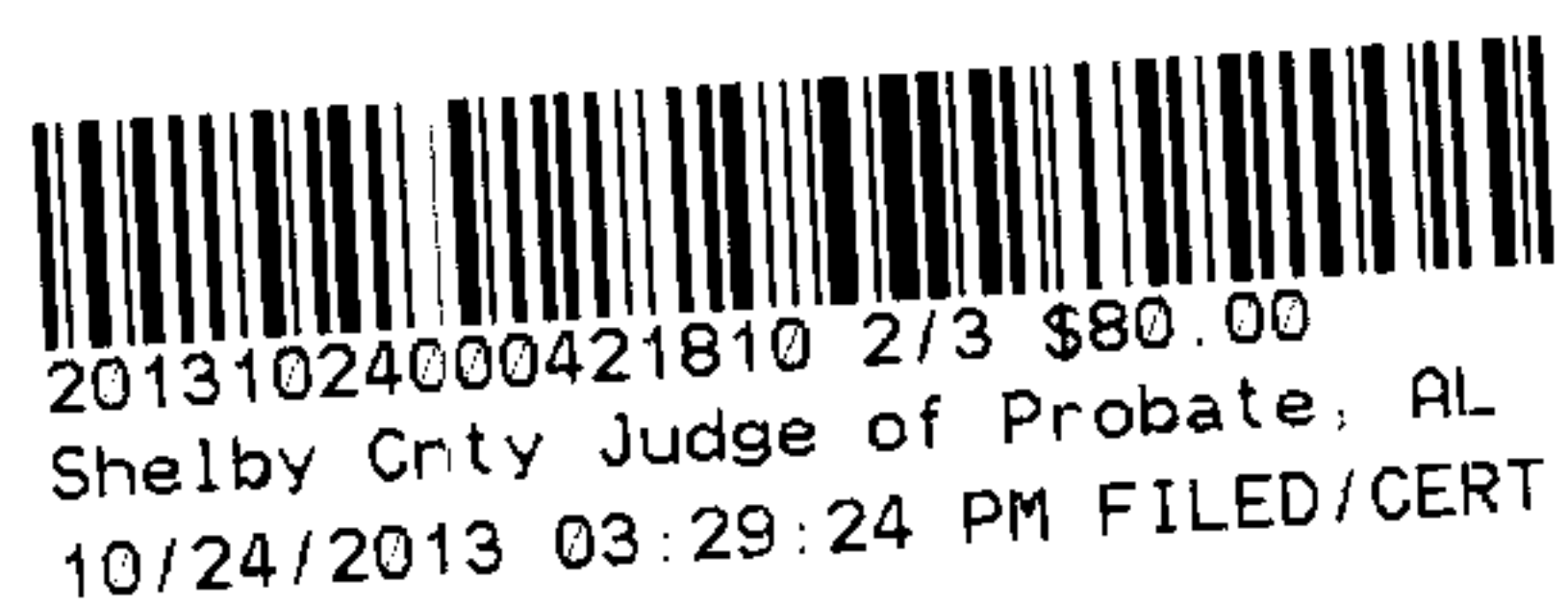
  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 9/18/2017

STATE OF ALABAMA       )  
SHELBY COUNTY         )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that DAVID COOPER, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9<sup>th</sup> day of OCTOBER, 2013.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 9/18/2017





Grantor's Name Nina Cooper  
Mailing Address c/o George Vaughn  
300 Cherokee Park Circle SE  
Bham AL 35242

Grantee's Name Sau Lin Cheung  
Mailing Address 203 Rocky Ridge Road  
Helen AL 35080

Property Address 203 Rocky Ridge Road  
Helen AL 35080

Date of Sale 10/9/2013  
Total Purchase Price \$ 60,000



20131024000421810 3/3 \$80.00  
Shelby Cnty Judge of Probate, AL  
10/24/2013 03:29:24 PM FILED/CERT

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 10/9/2013

Print George M. Vaughn

Unattested  
(verified by)

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