


20140602000164900  
06/02/2014 01:31:44 PM  
DEEDS 1/3

This instrument prepared by:  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
Lindsey, Inc., an Alabama Corporation  
419 Meadowlark Place  
Alabaster, AL 35007

  
20140602000164900 1/3 \$125.00  
Shelby Cnty Judge of Probate, AL  
06/02/2014 01:31:44 PM FILED/CERT

## GENERAL WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Five Thousand And No/100 Dollars (\$105,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Donna Lynn Cooper, as Personal Representative to the Estate of Ruby Lee Nolen, deceased, Shelby County Probate Case #PR-2012-000096, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Lindsey, Inc., an Alabama Corporation (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Parcel I: Lot 5, Block 4, according to the survey of Willow Glen, as recorded in Map Book 7, page 101, in the office of the Judge of Probate of Shelby County, Alabama.

Parcel II: Commence at the northwest corner of the SW 1/4 of the NW 1/4 of Section 23, Township 21 south, Range 3 west, Shelby County, Alabama and run thence easterly along the north line of said quarter-quarter section a distance of 290.98' to the point of beginning of the property being described; Thence continue along last described course 150.48' to a point; Thence turn 91° 18' 38" right and run southerly along an existing chain link fence 229.56' to a point; Thence turn 88° 38' 23" right and run westerly 135.42' to a steel pin marking the northwest corner of Lot 5, Block 4, of the Willow Glen Subdivision; thence turn 87° 36' 05" right and run northerly 229.84' to the point of beginning, containing 32,835 square feet.

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.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

NOTE: Ruby Lee Nolen, deceased, was the surviving spouse of the deed conveyed to J.J. Nolen and wife, Ruby Lee Nolen, as Joint Tenants with rights of survivorship, recorded in Instrument #1996-01154. J.J. Nolen, also known as Judge Jefferson Nolen, died on October 18, 2008, naming his wife, Ruby Lee Nolen as Executrix in his Last Will and Testament, with full power to sale his property. Ruby Lee Nolen died on November 23, 2011, naming Donna Lynn Cooper, as Personal Representative to the Estate, Shelby County Probate Case #PR-2012-000096.

NOTE: J.J. Nolen, also known as Judge Jefferson Nolen, died on October 18, 2008, naming his wife, Ruby Lee Nolen as Executrix in his Last Will and Testament, with full power to sale his property. Ruby Lee Nolen died on November 23, 2011, naming Donna Lynn Cooper, as Personal Representative to the Estate, Shelby County Probate Case #PR-2012-000096.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on May 28, 2014.

Estate of Ruby Lee Nolen, deceased

BY: Donna Lynn Cooper, Personal Representative  
Donna Lynn Cooper, Personal Representative

STATE OF Alabama  
Madison COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Donna Lynn Cooper, whose name as Personal Representative of the Estate of Ruby Lee Nolen, deceased, 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, as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal on the 28th day of May, 2014.

Sue Johnson  
Notary Public  
Commission Expires: 12-13-15



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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 Donna Lynn Cooper, as Personal Representative to the Estate of Ruby Lee Nolan, deceased, Shelby County Probate Case #PR-2012-000096

Grantee's Name Lindsey, Inc., an Alabama Corporation

Mailing Address 427 Meadowlark Place  
Alabaster, AL 35007

Mailing Address

419 Meadowlark Pl  
Alabaster, AL 35007

Property Address 427 Meadowlark Place  
Alabaster, AL 35007

Date of Sale May 28, 2014

Total Purchase Price \$105,000.00

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

☐ Appraisal

☐ Sales Contract

☐ Other:

☒ Closing Statement

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 - Donna Lynn Cooper, as Personal Representative to the Estate of Ruby Lee Nolan, deceased, Shelby County Probate Case #PR-2012-000096, 427 Meadowlark Place, Alabaster, AL 35007.

Grantee's name and mailing address - Lindsey, Inc., an Alabama Corporation, . .

Property address - 427 Meadowlark Place, Alabaster, AL 35007

Date of Sale - May 28, 2014.

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.

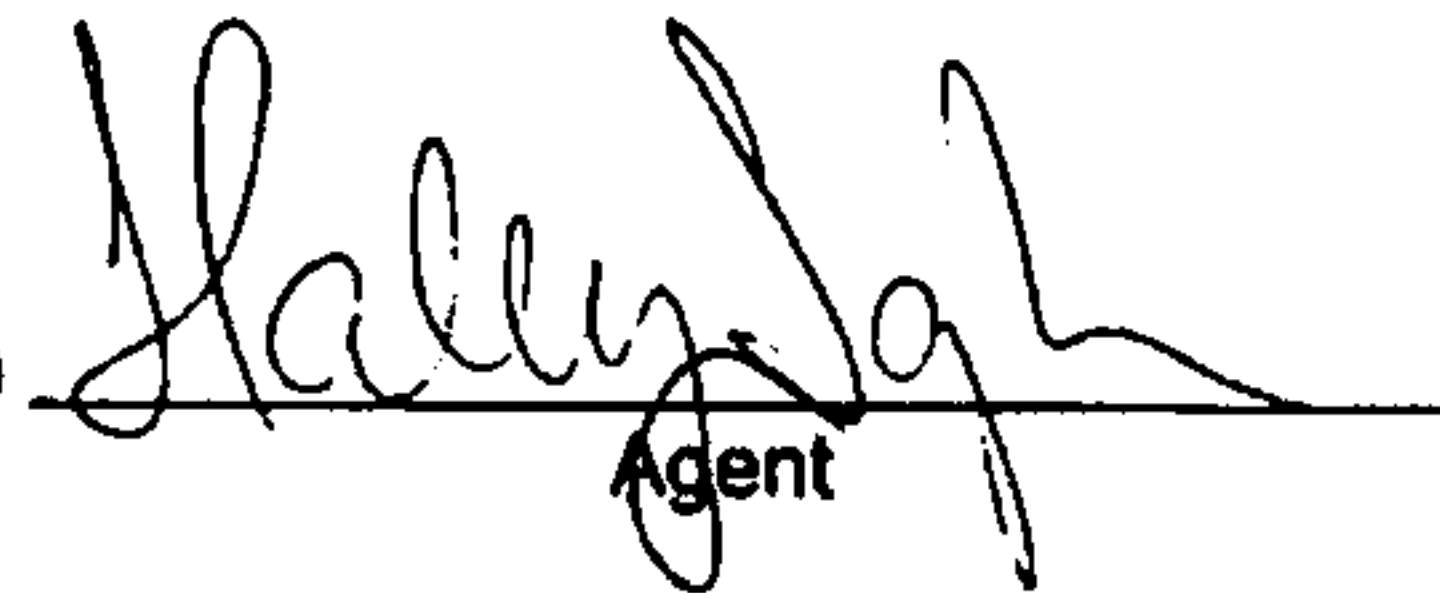
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.


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: May 28, 2014

Sign

  
Agent

  
20140602000164900 3/3 \$125.00  
Shelby Cnty Judge of Probate, AL  
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