

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

SEND TAX NOTICE TO:
Nancy E. Cooper
3649 Cumberland Trace
Birmingham, AL 35242

GENERAL WARRANTY DEED

20141001000307110
10/01/2014 10:35:50 AM
DEEDS 1/2

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Seventy Thousand And No/100 Dollars (\$270,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Drew E. Miller, an unmarried man, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Nancy E. Cooper (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**:

LOT 13, ACCORDING TO THE MAP AND SURVEY OF MEADOW BROOK, SECOND SECTOR, SECOND PHASE, AS RECORDED IN MAP BOOK 7, PAGE 130, 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.

Two Hundred Sixteen Thousand And No/100 Dollars (\$216,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

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 September 26, 2014.

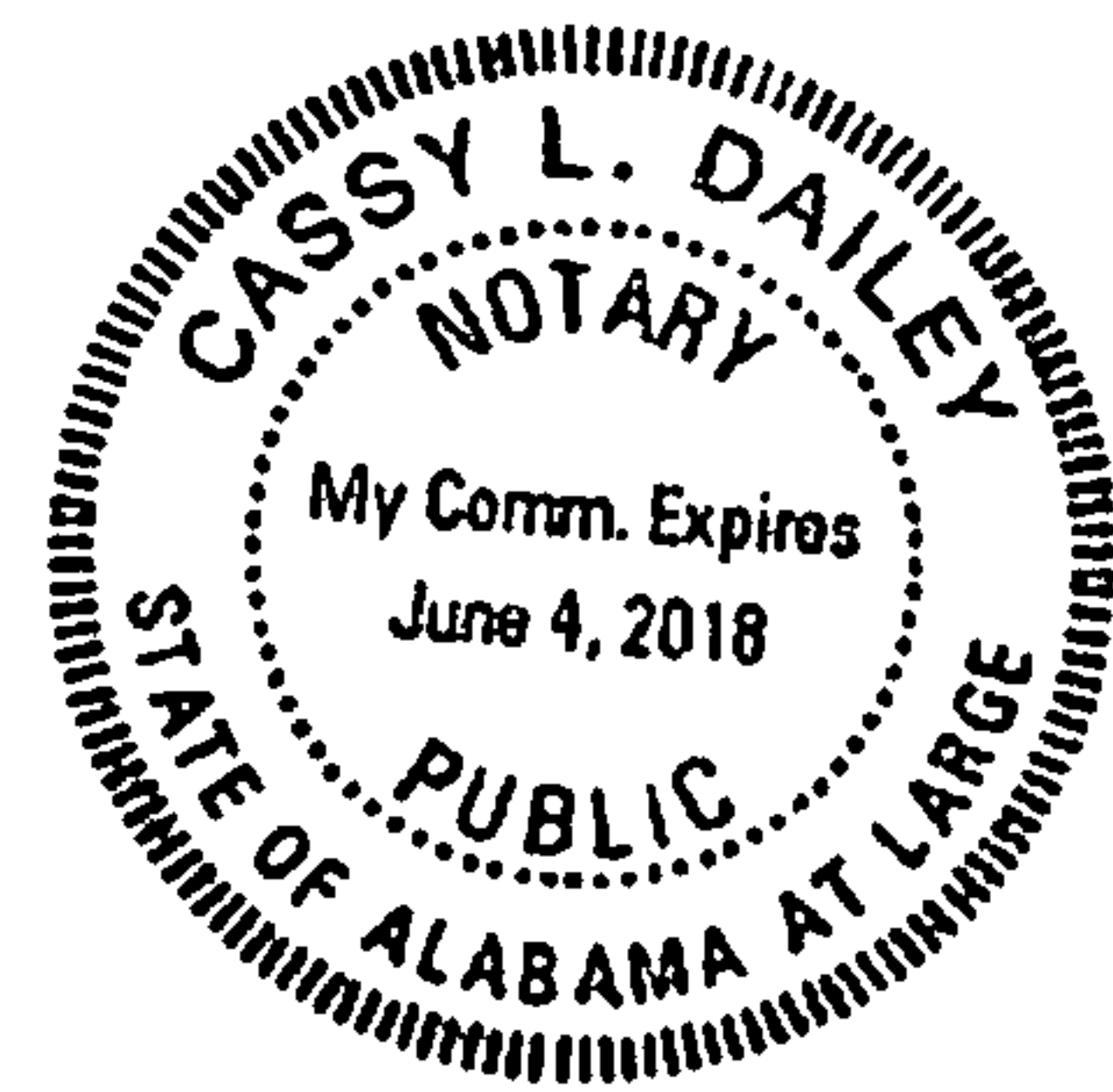

Drew E. Miller

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Drew E. Miller, 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 on the day same bears date.

Given under my hand and official seal on the 26th day of September, 2014.


Notary Public
Commission Expires:



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name **Drew E. Miller**
Mailing Address **3649 Cumberland Trace
Birmingham, AL 35242**

Grantee's Name **Nancy E. Cooper**
Mailing Address **412 Stonecrest Drive
Birmingham, AL 35242**

Property Address **3649 Cumberland Trace
Birmingham, AL 35242**

Date of Sale **September 26, 2014**
Total Purchase Price **\$270,000.00**
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

20141001000307110
10/01/2014 10:35:50 AM
DEEDS 2/2

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 - Drew E. Miller, 3649 Cumberland Trace, Birmingham, AL 35242.

Grantee's name and mailing address - Nancy E. Cooper, 412 Stonecrest Drive, Birmingham, AL 35242.

Property address - 3649 Cumberland Trace, Birmingham, AL 35242

Date of Sale - September 26, 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: September 26, 2014

Sign *Nancy E. Cooper*
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/01/2014 10:35:50 AM
\$71.00 CHERRY
20141001000307110

James W. Fuhrmeister