

This instrument was prepared by:
Timothy Brown Cooper
603 Cooper Drive
Pelham, AL 351124

Send tax notice to: Timothy Brown Cooper &
Donna Kay Cooper
603 Cooper Drive,
Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred and 00/100 (\$100.00) DOLLARS
and other good and valuable considerations
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Timothy Brown Cooper

(herein referred to as grantors) do grant, bargain, sell and convey unto

TIMOTHY BROWN COOPER and wife, DONNA KAY COOPER,

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

20141031000344840 1/2 \$132.50
Shelby Cnty Judge of Probate, AL
10/31/2014 03:26:41 PM FILED/CERT

COM SW COR NW 1/4 SE 1/4 N 423.96 E 557.94 TO POB CONT E 770 (S) TO SW ROW CO RD
#105 NW 275 (S) ALG ROW SW 329.68 SW 359.51 SW 272.45 TO POB LESS: BEG 928 (S) E
& 715 (S) S of NW COR SE 1/4 E 158.49 N 210.5 SW 144.95 SLY to POB

Shelby County, AL 10/31/2014
State of Alabama
Deed Tax: \$115.50

NOTE: The legal description set out herein were furnished to preparer by the grantor herein without the benefit of survey or title search. The preparer makes no representation or warranty as to the accuracy thereof.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, (we have hereunto set our hand(s) and seal(s) this day of

September 10th of the year 2014.

WITNESS:

Timothy Brown Cooper (seal)
Timothy Brown Cooper

Donna Kay Cooper (seal)
Donna Kay Cooper

STATE OF ALABAMA

SHELBY COUNTY Chilton County

I, the undersigned, a Notary Public in and for said County, In said State hereby certify that Timothy Brown Cooper and wife Donna Kay Cooper, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged to me, acknowledged before me on this day, and 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 this 10th day of September, 2014

Sofia Gonzalez
Notary Public
my commission expires 2-10-16

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Tim Cooper
Mailing Address 603 Cooper DR.
Pelham AL 35124

Grantee's Name Timothy B. Cooper
Mailing Address 603 Cooper DR.
Pelham AL 35124

Property Address 601 Cooper DR.
Pelham AL 35124

Date of Sale 9-10-14
Total Purchase Price \$

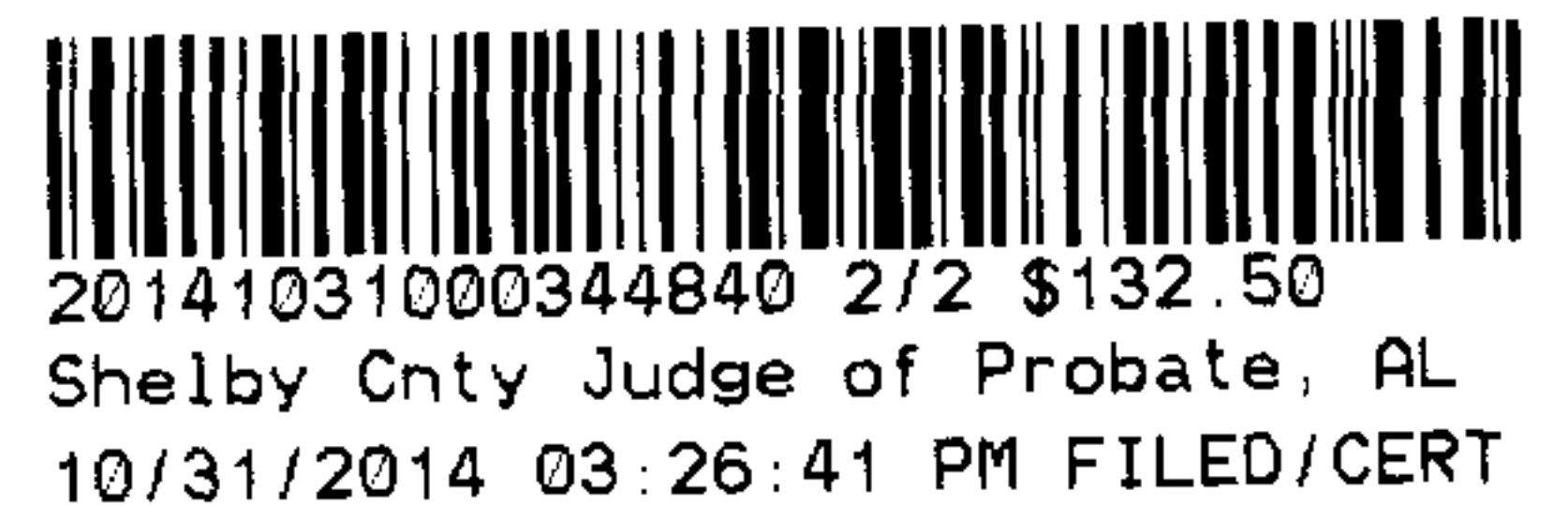
or
Actual Value \$

or
Assessor's Market Value \$230,820

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 10-31-14

Print Timothy B. Cooper

Unattested

Sign Timothy B. Cooper

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1