

Grantee(s) Address

995 Rock School Road
Harpersville, Al. 35078

Warranty Deed

STATE OF ALABAMA

Shelby County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six thousand dollars, (\$6000.00) to the undersigned GRANTOR in hand paid by GRANTEE herein, the receipt whereof is acknowledged, we Waylon Eugene Cooper and Sandra Faye Cooper, Husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Keith and Twanna Arnold, (herein referred to as GRANTEE, whether one or More) any interest that we have in the following described real estate situated in Shelby County, Alabama to-wit:

LEGAL DESCRIPTION LOT 2 OF THE RESUBDIVISION OF LAZY C FARMS

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 1 EAST, BEING A PART OF THE SAME LANDS DESCRIBED IN A DEED TO WAYLON E. COOPER AND SANDRA F. COOPER, RECORDED IN INSTRUMENT NUMBER 1998-10972, AND A PART OF THE SAME LANDS DESCRIBED IN A DEED TO SANDRA FAYE COOPER, RECORDED IN INSTRUMENT NUMBER 2010-40234, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWERS;

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22;

THENCE N 00° 00' 00" W, ALONG THE CENTER OF SAID SECTION, A DISTANCE OF 50.70 FEET TO THE POINT OF BEGINNING, ON THE NORTH RIGHT-OF-WAY LINE OF SHELBY COUNTY HIGHWAY 61;

THENCE S 89° 46' 42" E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 20.41 FEET TO A 1/2" REBAR FOUND, WITH A CAP STAMPED "S. WHEELER PLS16165";

THENCE N 00° 31' 03" E, A DISTANCE OF 210.00 FEET, TO A 1/2" REBAR FOUND, WITH A CAP STAMPED "S. WHEELER PLS16165";

THENCE N 88° 10' 37" W, A DISTANCE OF 205.42 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER PLS16165";

THENCE S 00° 07' 57" W, A DISTANCE OF 215.75 FEET TO A 1/2" REBAR FOUND, WITH A CAP STAMPED "S. WHEELER PLS16165", ON THE NORTH RIGHT-OF-WAY OF COUNTY HIGHWAY 61;

Shelby County, AL 01/30/2015
State of Alabama
Deed Tax: \$6.00


20150130000031300 1/3 \$26.00
Shelby Cnty Judge of Probate, AL
01/30/2015 10:45:06 AM FILED/CERT

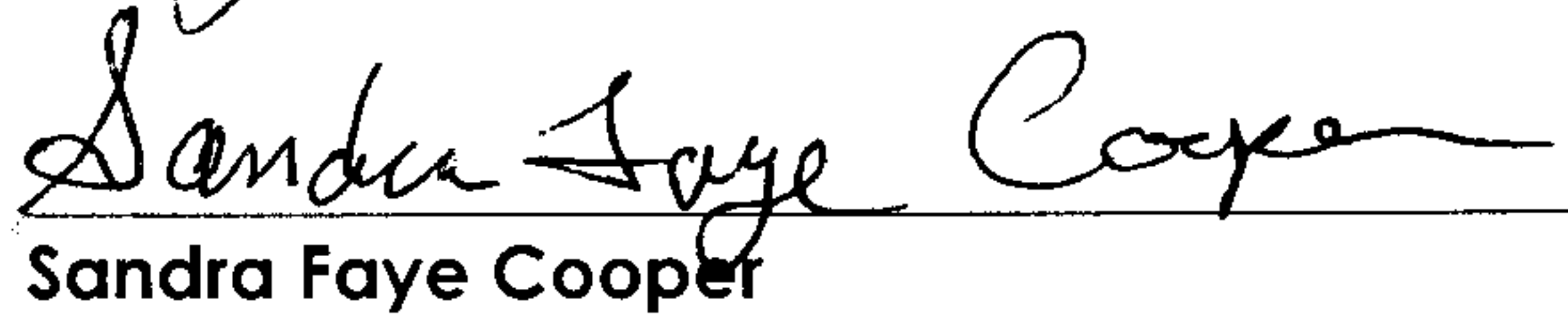
THENCE S 89° 46' 42" E, A DISTANCE OF 183.51 FEET TO A POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 1.00 ACRES OF LAND.

TO HAVE AND TO HOLD to said GRANTEE, his or his heirs and assigns forever.

And we do for our selves and for our heirs, executors, and administrators covenant with the said GRANTEE, his or his heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are 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, his or his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 16TH day of OCTOBER, 2014.


Waylon Eugene Cooper

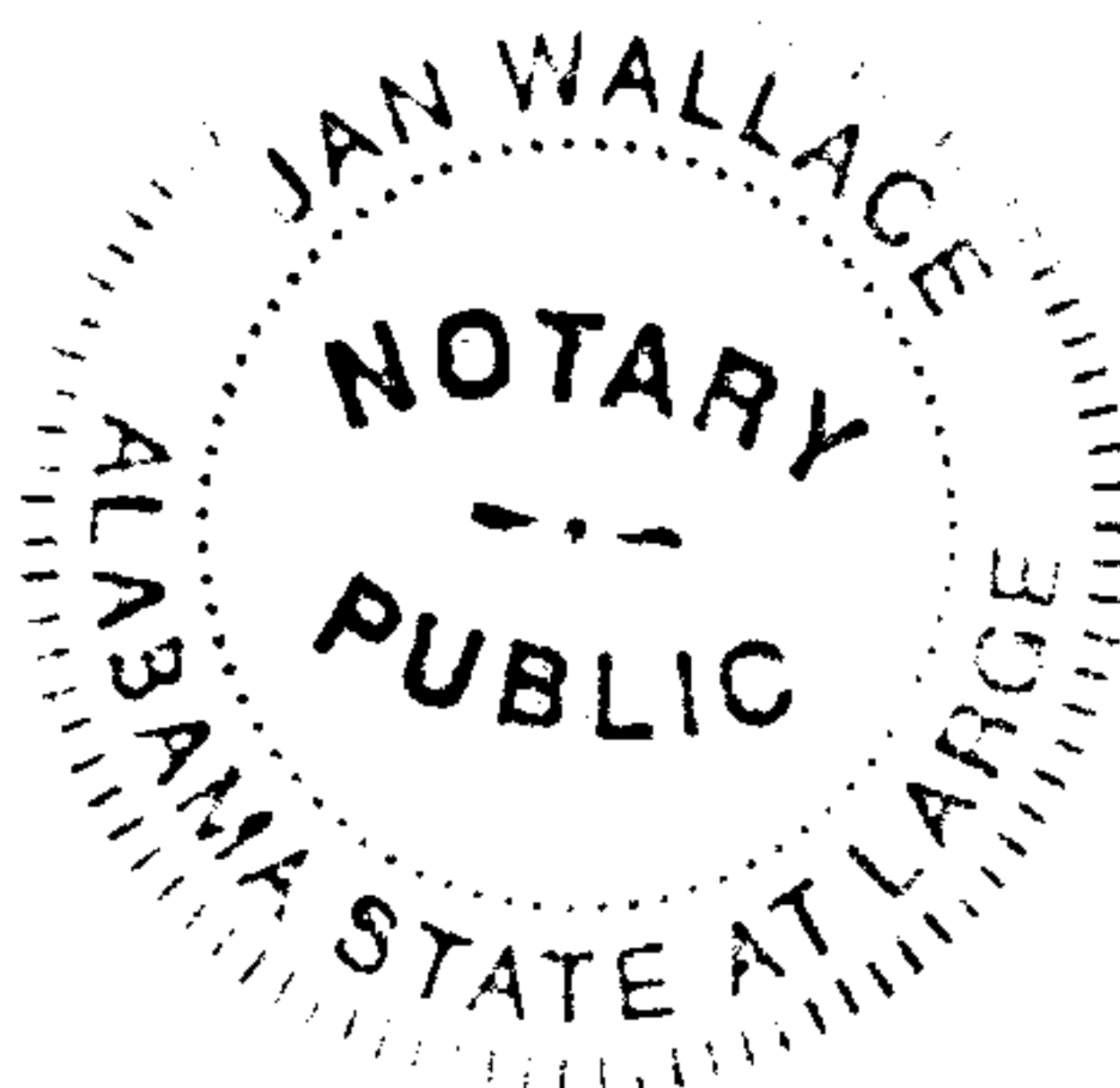

Sandra Faye Cooper

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment:

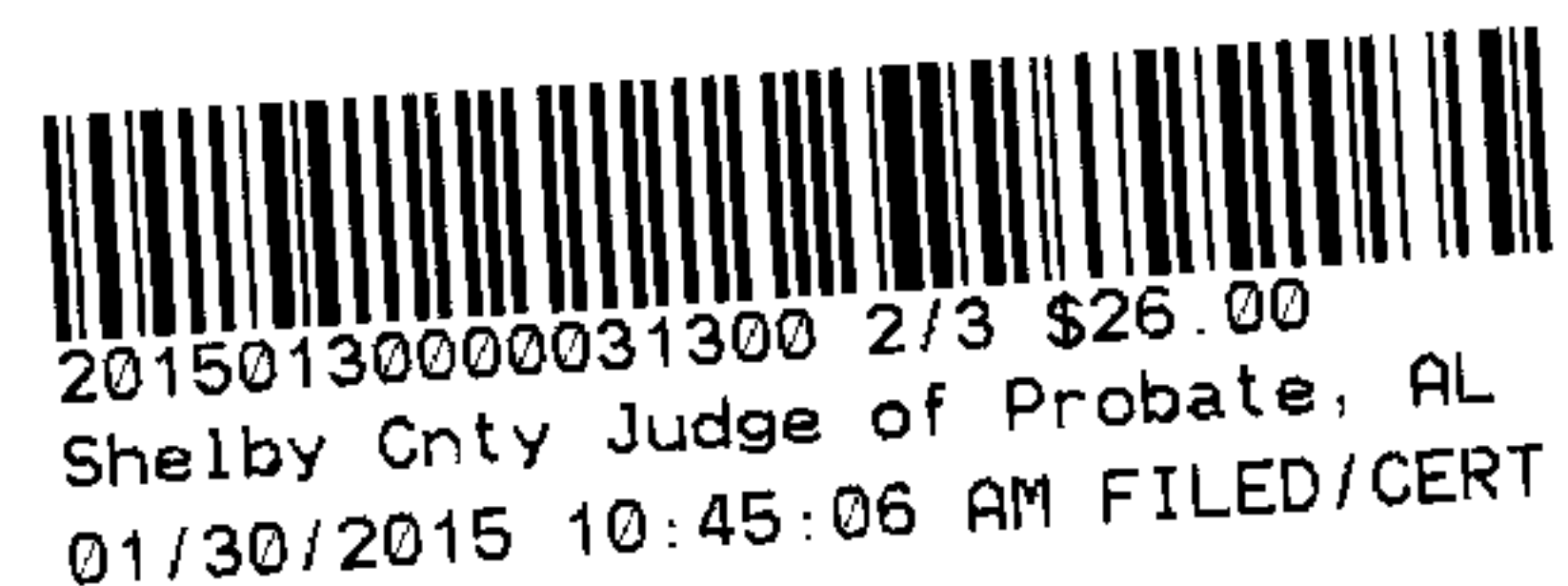
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Waylon Eugene Cooper and Sandra Faye Cooper, husband and wife, whose names are signed to the forgoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of October, 2014.




Notary Public

My Commission Expires 4/22/18



Real Estate Sales Validation Form

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

Grantor's Name Waylon Cooper
Mailing Address 995 Rock School Rd.
Harpersville, AL 35078

Grantee's Name Keith Arnold
Mailing Address 14264 Hwy 61
Wilsonville, AL 35186

Property Address NO address assigned

Date of Sale 10-17-14
Total Purchase Price \$ 6,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20150130000031300 3/3 \$26.00
Shelby Cnty Judge of Probate, AL
01/30/2015 10:45:06 AM FILED/CERT

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 - 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 1/30/15

Print Keith Arnold

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one