

THIS INSTRUMENT PREPARED BY:  
BARNES & BARNES LAW FIRM, P.C.  
8107 PARKWAY DRIVE  
LEEDS, ALABAMA 35094  
205-699-5000

Send Tax Notice To:  
EMMETT A. COOPER  
MAYO M. COOPER  
348 OAK MOUNTAIN CREST WAY  
PELHAM, AL 35124

### WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Fifteen Thousand and 00/100 Dollars (\$115,000.00)\* to the undersigned Grantor, VERNON N. SCHMITT, AN UNMARRIED MAN (hereinafter referred to as Grantor, whose mailing address is 2308 MONTEVALLO ROAD, LEEDS, ALABAMA 35094 ), in hand paid by the Grantees herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto EMMETT A. COOPER and MAYO M. COOPER, (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 5, ACCORDING TO THE SURVEY OF OAK MOUNTAIN PRESERVE PHASE I, AS RECORDED IN MAP BOOK 40 PAGE 144, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

TOGETHER WITH AN EASEMENT FOR INGRESS/EGRESS ALONG THE 60' EASEMENT TO OAK MOUNTAIN CREST WAY AS SHOWN ON MAP BOOK 40 PAGE 144 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Property address: 348 OAK MOUNTAIN CREST WAY, PELHAM, AL 35124

\*The purchase price or actual value of this conveyance can be verified in the following documentary evidence: Closing Statement

Subject to:

1. Declaration of Restrictive Covenants for Oak Mountain Preserve recorded in Instrument # 20090616000229400.
2. Articles of Incorporation of Oak Mountain Preserve Homeowner's Association, Inc., recorded in Instrument # 20090616000229410.
3. Easements and building line as shown on recorded map.
4. Notes as set out on recorded map.
5. Easement(s) as shown on recorded map.
6. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument # 1994-10603 and Modification of Restrictions recorded as Instrument # 20070125000039050.



20150220000054220 2/3 \$135.00  
Shelby Cnty Judge of Probate, AL  
02/20/2015 11:35:17 AM FILED/CERT

- 7. Restrictive covenants and grant of land easement for underground facilities to Alabama Power Company, as recorded in Instrument # 20100305000064360

TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor, for said Grantor, his/her heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor haes a good right to sell and convey the same as aforesaid; that Grantor will, and their 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, said Grantor has hereunto set his/her hand and seal this the 18th day of November.

  
VERNON N. SCHMITT

\_\_\_\_\_

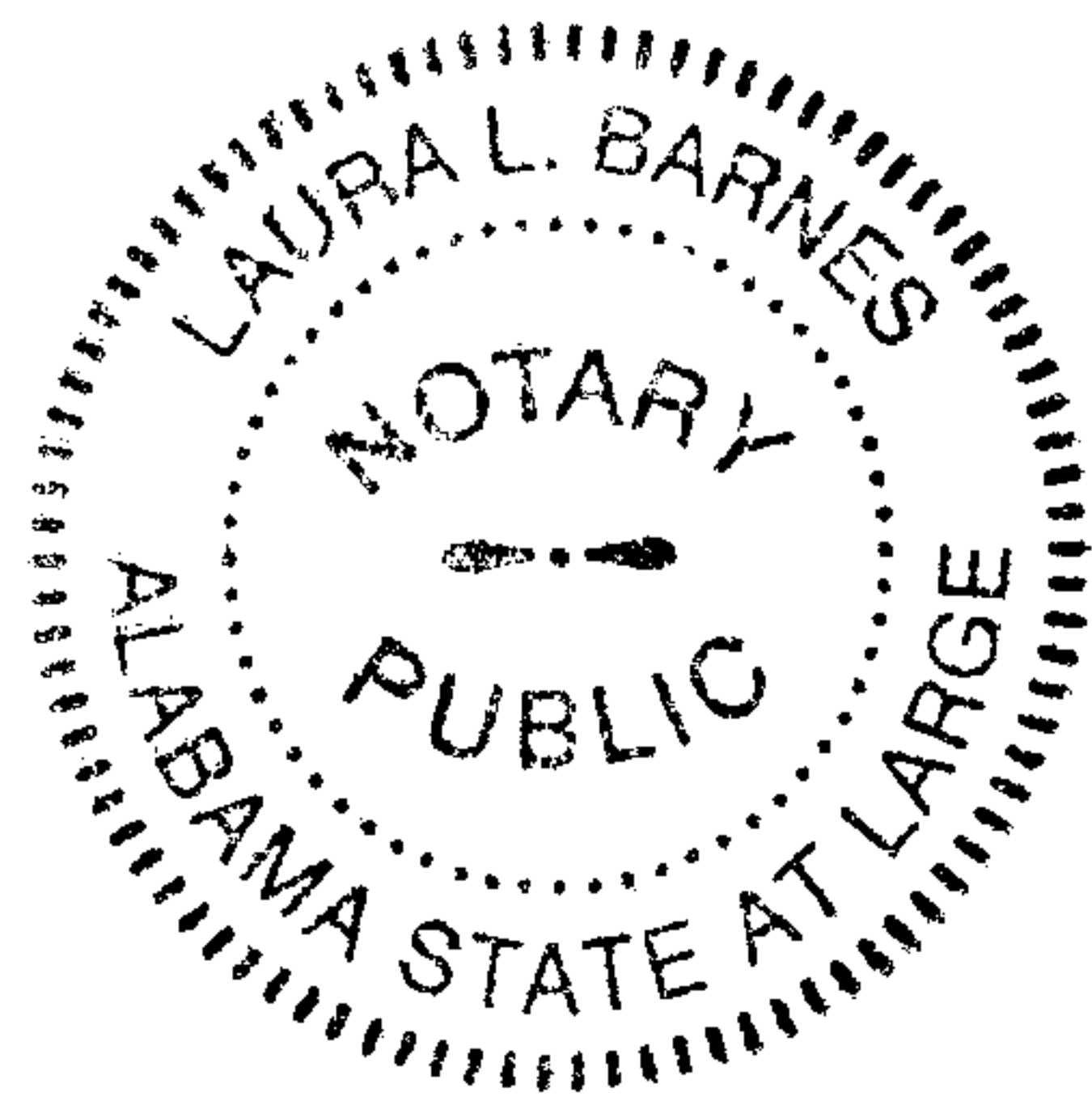
STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that VERNON N. SCHMITT, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of November, 2014.

  
NOTARY PUBLIC

My Commission Expires: 2/4/16







20150220000054220 3/3 \$135.00  
Shelby Cnty Judge of Probate, AL  
02/20/2015 11:35:17 AM FILED/CERT

**Real Estate Sales Validation Form**

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

Grantor's Name: VERNON N. SCHMITT  
Mailing Address: 2308 MONTEVALLO ROAD  
LEEDS, ALABAMA 35094

Grantee's Name: EMMETT A. COOPER and MAYO M. COOPER  
Mailing Address: 1140 BERWICK ROAD  
HOOVER, AL 35242

Property Address: 348 OAK MOUNTAIN CREST WAY  
PELHAM, AL 35124

Date of Sale: November 21st, 2014

Total Purchase Price: (\$115,000.00)

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
- Appraisal
- Sales Contract
- Closing Statement
- Appraisal
- Other Tax Assessment

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: \_\_\_\_\_  
\_\_\_\_\_ Unattested

Print: Laura L. Barnes, Closing Attorney

Sign

Grantor/Grantee/Owner/Agent) (circle one)