


This conveyance prepared without the benefit of current survey. Attorney makes no representations as to the legal description of this property.

Send Tax Notice To:
Stacey D. Cooper and Patrick A. Hall
639 Tallon Trace
Birmingham, AL 35242

This instrument was prepared by:

Lindsey J. Allison
Allison & May, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

Shelby County, AL 03/04/2016
State of Alabama
Deed Tax: \$228.00


20160304000068860 1/3 \$248.00
Shelby Cnty Judge of Probate: AL
03/04/2016 08:37:32 AM FILED/CERT

Quitclaim Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Dollar and 00/100 (\$1.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Stacey D. Cooper, an unmarried woman, and Patrick A. Hall, an unmarried man** (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Stacey D. Cooper, an unmarried woman, two thirds (2/3) interest and Patrick A. Hall, an unmarried man, one third (1/3) interest** (herein referred to as Grantee, whether one or more), **as tenants in common** the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

DESCRIPTION:

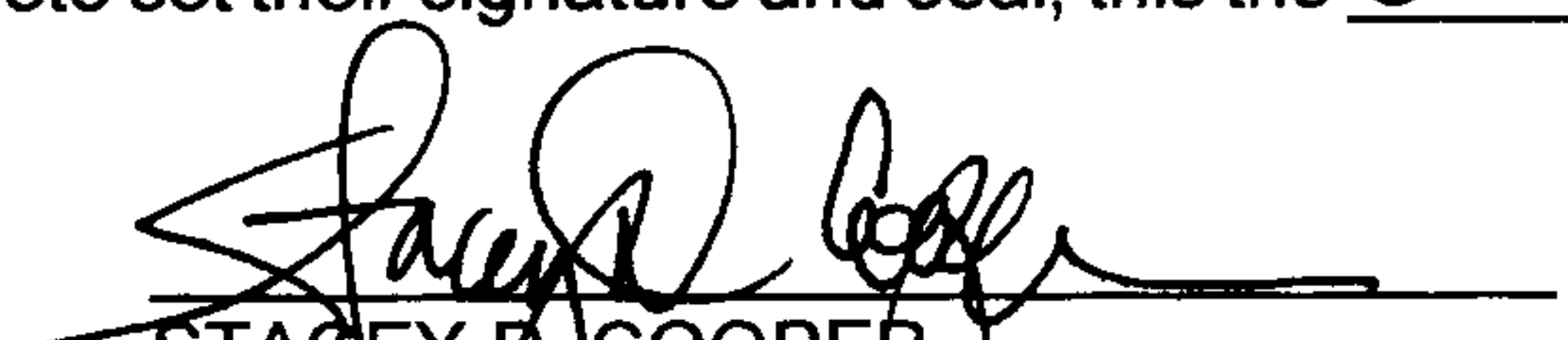
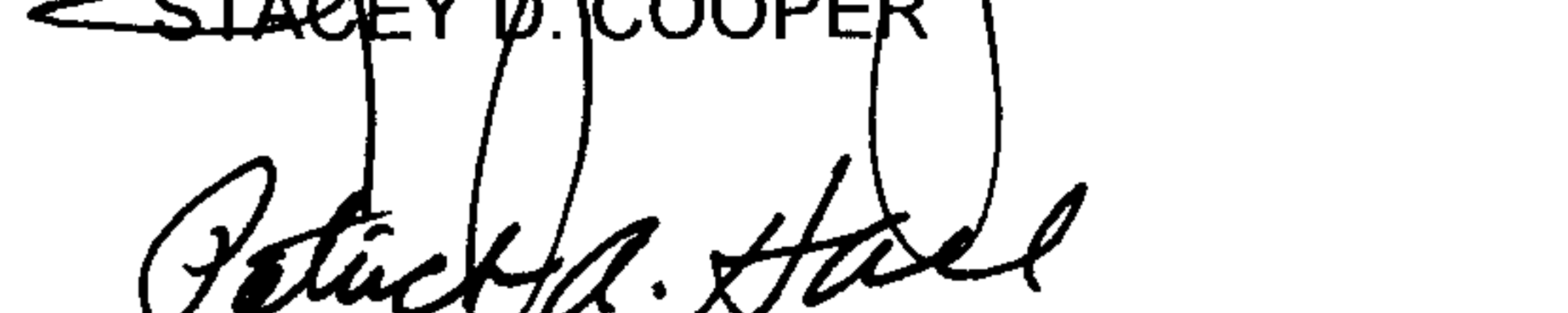
Lot 28, according to the Survey of Eagle Trace-Phase I amended and corrected map as recorded in Map Book 29, Page 142, in the Probate Office of Shelby County, Alabama.

Subject to:

1. **Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto.**
2. **All other existing easements, restrictions, setback lines, right of ways, limitations, if any, of record.**

TO HAVE AND TO HOLD unto the said Grantees as tenants in common, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantors, have hereto set their signature and seal, this the 3rd day of March, 2016.


STACEY D. COOPER

PATRICK A. HALL

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Stacey D. Cooper, 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, she executed the same voluntarily on the date the same bears date.


Given under my hand and official seal this the 3RD day of MARCH, 2016.



Notary Public
My Commission Expires: 5/15/17

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Patrick A. Hall, 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 voluntarily on the date the same bears date.

Given under my hand and official seal this the 3RD day of MARCH, 2016.


Notary Public
My Commission Expires: 5/15/17


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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 Stacey D. Cooper
Mailing Address 639 Talon Trace
Birmingham, AL 35242

Grantee's Name Stacey D. Cooper
Mailing Address 639 Talon Trace
Birmingham, AL 35242

Property Address 639 Talon Trace
Birmingham, AL 35242

Date of Sale _____
Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 228,000



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Shelby Cnty Judge of Probate, AL
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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 3/4/16

Unattested

(verified by)

Print Stacey D. Cooper
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1