

This Instrument was Prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P.O. Box 653
Birmingham, AL 35201

Send Tax Notice To: Floyd W. Cooley
Rebecca M. Cooley
5216 Overlook Circle
Hoover, AL 35244

20170411000121140
04/11/2017 08:24:03 AM
DEEDS 1/3

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Two Hundred Eighty Four Thousand Dollars and No Cents (\$284,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Lance J Wilkerson and Crystal G. Wilkerson, husband and wife, whose mailing address is 961 Viridian Way, Vestavia, AL 35226** (herein referred to as Grantors), do grant, bargain, sell and convey unto **Floyd W. Cooley and Rebecca M. Cooley, husband and wife, whose mailing address is 5216 Overlook Circle, Hoover, AL 35244** (herein referred to as Grantees), for and during their joint lives as tenants and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, County, Alabama, the address of which is **5216 Overlook Circle, Hoover, AL 35244**; to wit;

LOT 05, ACCORDING TO THE SURVEY OF "THE COTTAGES AT SOUTHLAKE", AS RECORDED IN MAP BOOK 16, PAGE 71, AMENDED MAP BOOK, 16, PAGE 139 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, TOGETHER WITH AN UNDIVIDED 1/30TH INTEREST IN AND TO THE COMMON AREAS DESIGNATED ON THE RECORD MAP

\$200,000.00 of the Purchase Price is being paid by a Mortgage being recorded simultaneously herewith.

Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Subject to:

All taxes for the year 2017 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 16, Page 71, amended Map Book 16, page 139.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 16, Page 71, amended Map Book 16, page 139

Restrictions, covenants and conditions as set out in instrument recorded in Real 160, Page 495 and Restrictions for Land Use recorded in Real 160, Page 492 in Probate Office.

Easement to Alabama Power Company as shown by instrument recorded in and Real 224, Page 535 and Real 114, Page 134 in Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 127, Page 140 and Deed Book 4, Page 542 in Probate office.

Declaration of Covenants, Conditions, Restrictions and Easements for Southlake Townhomes, a Townhome Association recorded in Real 199, Page 367 as amended by instruction recorded in Instrument No. 1992-14035: Articles of Incorporation of Southlake Townhomes Owners' Association, as recorded in Real 199, Page 389 and in By-laws relating thereto, and in Map Book 12, Page 78, and modified by Map Book 16, Page 71 in said Probate office.


GRANTEE has no right of access to lakes, and may not disturb the "BUFFER".

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 parties to this conveyance, that (unless the joint tenancy hereby created is served 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, I (we) have hereunto set my (our) hand(s) and seal(s) this 3rd day of April, 2017.



Lance J Wilkerson

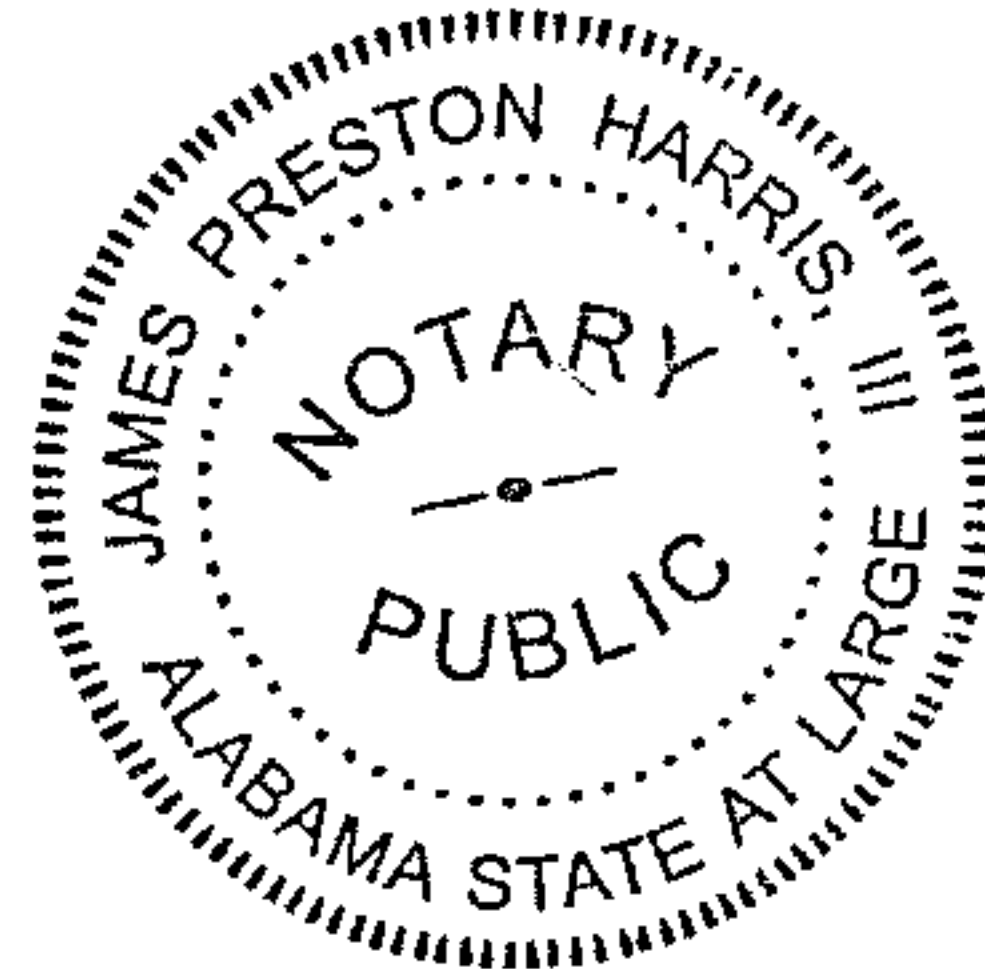

Crystal G. Wilkerson

State of Alabama
Jefferson County } General Acknowledgment

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Lance J Wilkerson and Crystal G. Wilkerson, husband and wife whose names are signed to the foregoing 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 the 3rd day of April, 2017.


Notary Public, State of Alabama
the undersigned authority
Printed Name of Notary
My Commission Expires: 3/21/2018



Real Estate Sales Validation Form

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

Grantor's Name	Lance J Wilkerson Crystal G. Wilkerson	Grantee's Name	Floyd W. Cooley Rebecca M. Cooley
Mailing Address	961 Viridian Way Vestavia, AL 35226	Mailing Address	5216 Overlook Circle Hoover, AL 35244
Property Address	5216 Overlook Circle Hoover, AL 35244	Date of Sale	April 03, 2017
		Total Purchase Price	\$284,000.00
		or	
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 April 01, 2017

Print Lance J Wilkerson

Unattested

Sign *Lance J Wilkerson*
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/11/2017 08:24:03 AM
\$305.00 CHERRY
20170411000121140

Form RT-1

[Signature]