

This Instrument was Prepared by:

D Barron Lakeman, LLC  
1710 Catherine Court  
Unit C  
Auburn, AL 36830

Send Tax Notice To: Michael Christopher Cooper  
1301 Gables Drive  
Hoover, AL 35244

File No.: 180127

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Ninety Five Thousand Dollars and No Cents (\$95,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Sara O'Gara Dean, an unmarried woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Michael Christopher Cooper**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **1301 Gables Drive, Hoover, AL 35244**; to wit;

Unit 1301, Building 13, according to the Map of The Gables, a Condominium, located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Book 10, Page 177 and as amended in Real Book 50, Page 327; Real Book 50, Page 340 and re-recorded in Real Book 50, Page 942 and Real Book 59, Page 19 and Corporate Volume 30, Page 407 and Real Book 96, Page 855 and Real Book 97, Page 937 and Real Book 165, Page 578; in the Articles of Incorporation of The Gables Condominium Association, Inc., as recorded in Corporate Volume 26, Page 292; Real Book 10, Page 177; Corporate Volume 27, Page 733 and Real Book 50, Page 325, Real Book 222, Page 691, Real book 269, Page 270 and Real Book 284, Page 181, in Probate Office. together with an undivided interest in the common elements, as set forth in the aforesaid mentioned declaration said Unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9 Pages 41 thru 44 and amended in Map Book 9, Page 135, Map Book 10, Page 49 and further amended in Map Book 12, Page 50, in the Probate Office of Shelby County, Alabama.


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

**\$85,000.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of April, 2018.

  
Sara O'Gara Dean

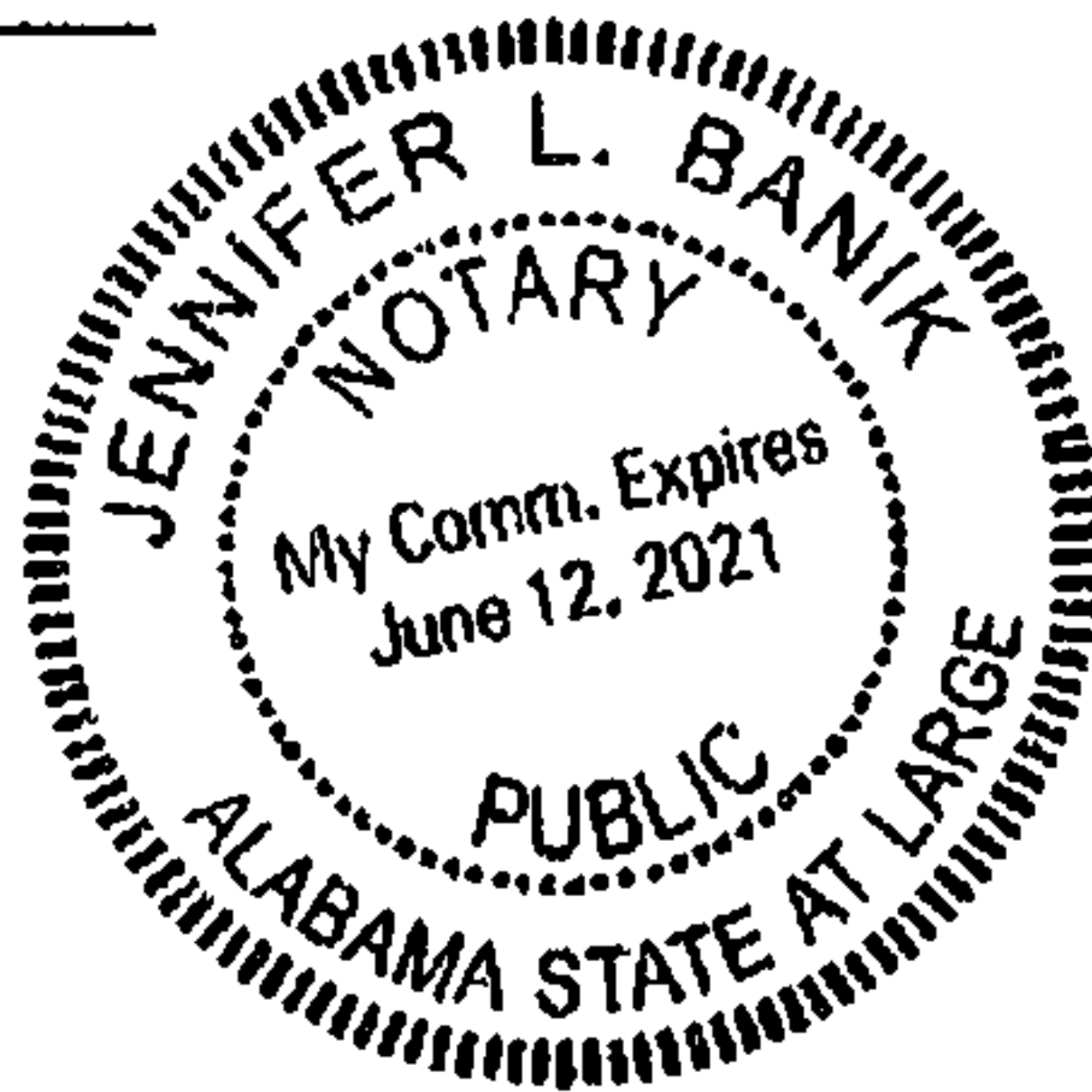
State of Alabama

County of Jefferson

I, Jennifer Banik, a Notary Public in and for the said County in said State, hereby certify that Sara O'Gara Dean, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of April, 2018.

  
\_\_\_\_\_  
Notary Public, State of Alabama  
Jennifer Banik  
My Commission Expires: \_\_\_\_\_



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Sara O'Garra Dean  
 Mailing Address \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Grantee's Name Michael Christopher Cooper  
 Mailing Address 1301 Gables Drive  
Hoover, AL 35244  
 \_\_\_\_\_

Property Address 1301 Gables Drive  
Hoover, AL 35244  
 \_\_\_\_\_  
 \_\_\_\_\_

Date of Sale April 30, 2018  
 Total Purchase Price \$ 95,000.00  
 \_\_\_\_\_



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 05/01/2018 03:38:42 PM  
 \$31.00 CHERRY  
 20180501000147920

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)

☐ 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 May 1, 2018

Print Jennifer Banik

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**