

Send tax notice to:  
CHRISTOPHER HENRY COOPER  
3161 WOODBRIDGE DRIVE  
BIRMINGHAM, AL, 35242

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
Shelby COUNTY

2018197

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Nine Thousand Five Hundred and 00/100 Dollars (\$309,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DORIS E. CHANDLER, and JULIA C. KIMBROUGH, A MARRIED COUPLE, **whose mailing address** is: 2631 South Lane, Mountain Brook, AL 35223 (hereinafter referred to as "Grantors") by CHRISTOPHER HENRY COOPER and TRISHA M COOPER **whose property address** is: 3161 WOODBRIDGE DRIVE, BIRMINGHAM, AL, 35242 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 20, according to the Survey of Meadow Brook, 4th Sector, as recorded in Map Book 7, Page 67, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals, within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Misc. Book 25, Page 299 and Misc. Book 27, Page 890.
5. Right of way granted to Alabama Power Company recorded in Volume 316, Page 369 and Volume 316, Page 394
6. Agreement with Alabama Power Company recorded in Misc. Book 48, Page 880.

\$300,215.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/23/2018 09:08:09 AM  
\$27.50 JESSICA  
20180523000178270

*[Signature]*

I DO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.  
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators 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 May, 2018.

*[Signature]*  
DORIS E. CHANDLER  
*[Signature]*  
her attorney in fact  
*[Signature]*  
JULIA C. KIMBROUGH

20180523000178270 05/23/2018 09:08:09 AM DEEDS 2/2

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ~~DORIS E. CHANDLER~~ and JULIA C. KIMBROUGH whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

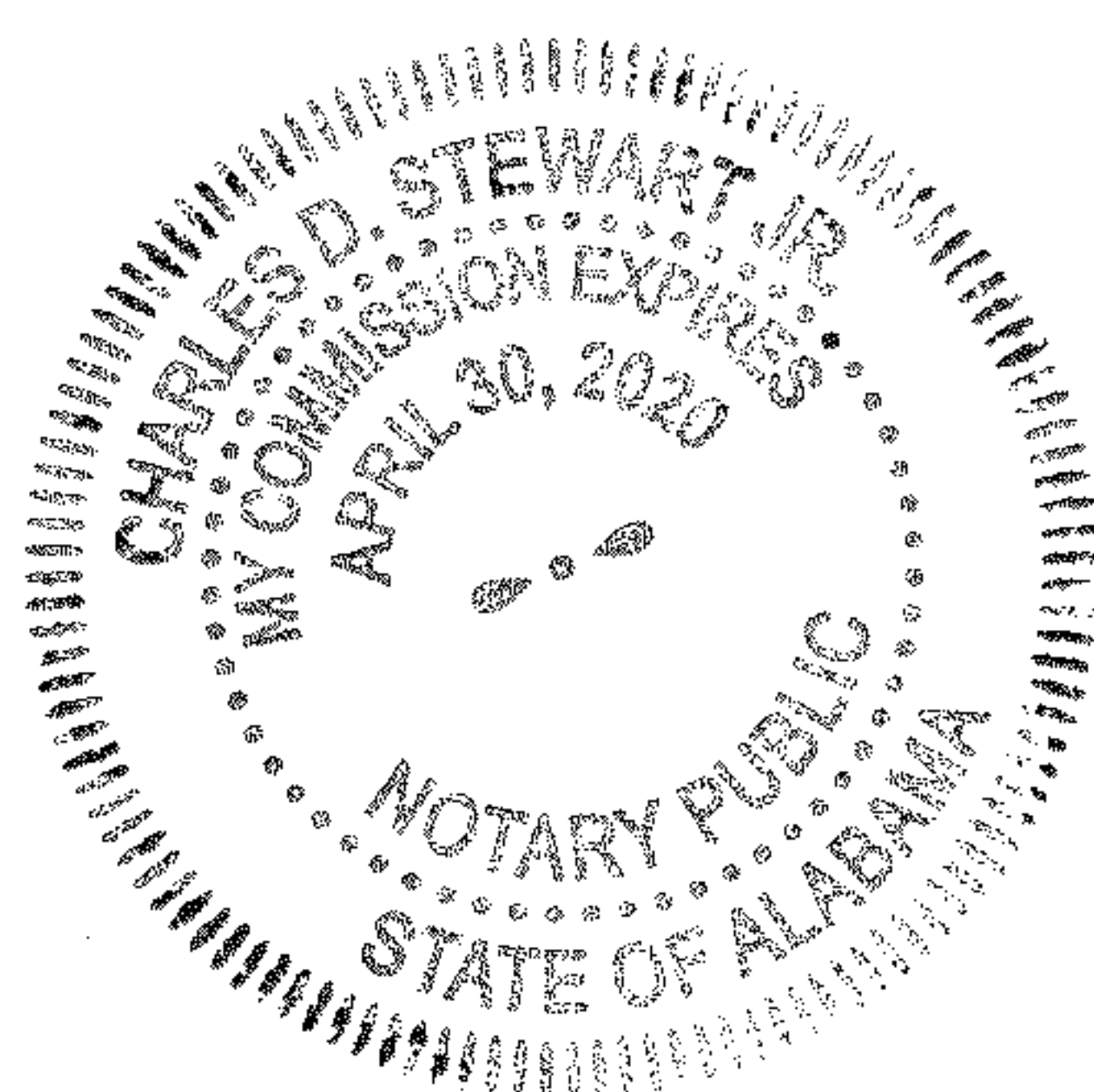
Given under my hand and official seal this the 18th day of May, 2018.

*[Signature]*  
Notary Public  
Print Name: Charles D. Stewart Jr.  
Commission Expires: 4-30-20

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Julia C. Kimbrough, whose name as Agent and Attorney in Fact for Doris E. Chandler, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily in her capacity as Attorney in Fact for Doris E. Chandler on the day the same bears date.

Given under my hand and official seal this the 18th day of May, 2018.



*[Signature]*  
Notary Public  
Print Name: Charles D. Stewart Jr  
Commission Expires: 4/30/18