



20190702000236590 1/3 \$285.50
Shelby Cnty Judge of Probate, AL
07/02/2019 11:27:04 AM FILED/CERT

This document prepared by:
Elizabeth A. Roland, Attorney
304 Canyon Park Dr.
Pelham, AL 35124

Description furnished by Grantor. No
survey examined and no title examination
made by this attorney. Source of title:
201220515000172700, Shelby County
Probate Judge, Shelby County, Alabama,
05/15/2012.

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred and No/100 (\$100.00) Dollars, cash in hand paid by the Grantee herein, the receipt of which is acknowledged, we, **Floyd W. Cooley** and wife, **Rebecca M. Cooley**, herein referred to as Grantors, do hereby grant, bargain, sell, warrant and convey unto **The Cooley Family Revocable Living Trust**, hereinafter referred to as Grantee, together with every contingent remainder and right of reversion, the following described property situated in Shelby County, Alabama, to-wit:

Commence at the NE corner of Lot 7, Block 2 of Cherokee Forest, First Sector, as recorded in Map Book 5, Page 17, in the Office of the Judge of Probate in Shelby County, Alabama; thence in an Easterly direction along the projection of the Northerly line of said Lot 7, a distance of 250 feet to the point of beginning; thence 90 degrees right, in a Southerly direction, a distance of 127 feet; thence 90 degrees left, in an Easterly direction, a distance of 435 feet; thence 90 degrees left in a Northerly direction a distance of 200 feet; thence 90 degrees left in a Westerly direction a distance of 435 feet; thence 90 degrees left in a Southerly direction a distance of 73 feet to the point of beginning.

LESS & EXCEPT

The South half of Lot 1, according to the Survey of Herns/Armstrong Survey, as recorded in Map Book 27, Page 104, in the Probate Office of Shelby County, Alabama.

Property is also known as:

Lot 2, according to the Survey of Herns/Armstrong Survey, as recorded in Map Book 27, Page 104, in the Office of the Judge of Probate of Shelby County, Alabama.

PROPERTY ADDRESS: 5525 TIMBER HILL ROAD, BIRMINGHAM, AL 35242.

Subject to:

1. Ad valorem Taxes for the current year, which Grantee herein assumes and agrees to pay.
2. Easements, reservations, restrictions, protective covenants, right of way, conditions and building

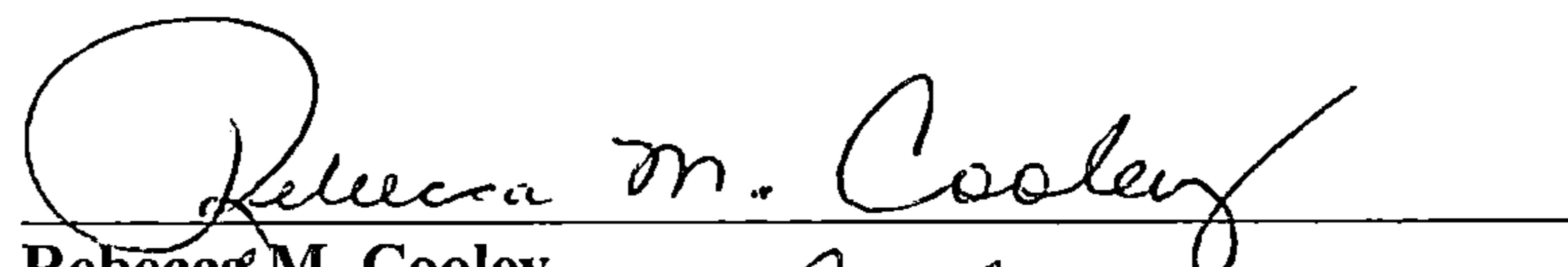
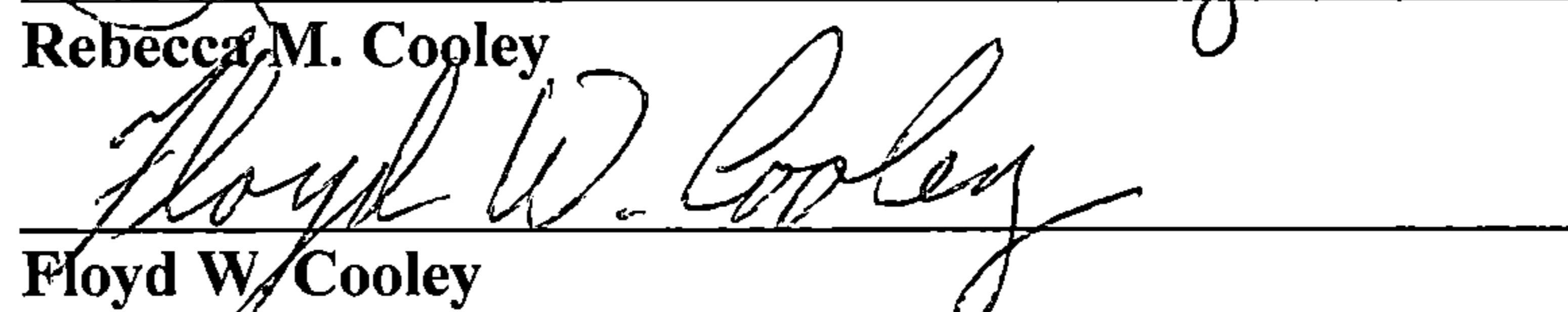
setback lines of record, if any.

3. Mortgage to AmeriHome Mortgage Company in the approximate amount of \$100,000.00.

TO HAVE AND TO HOLD the aforegranted premises, together with all improvements and appurtenances thereunto belonging, to the said Grantee together with every contingent remainder and right of reversion. Grantors do hereby covenant with the said Grantee, its successors and assigns, that at the time of delivery of this deed the premises were free from all encumbrances made by Grantors and that Grantors will warrant and defend the same against the lawful claims and demands of all persons, claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 25 day of

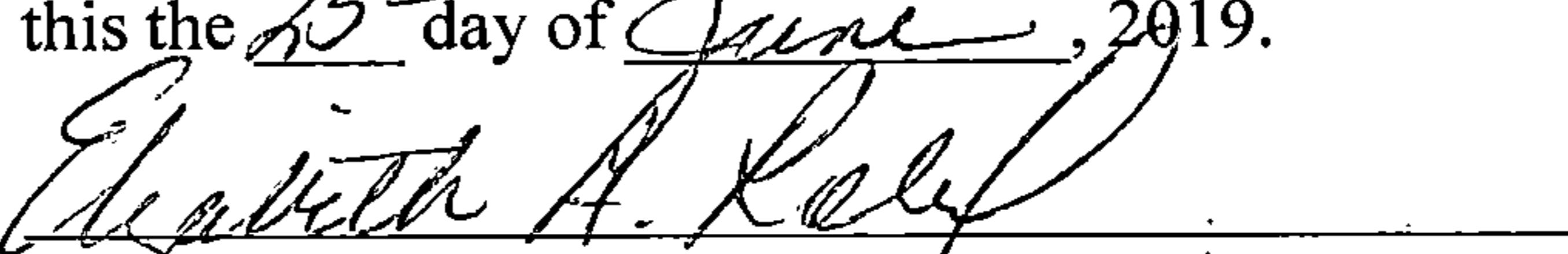
June, 2019.


Rebecca M. Cooley

Floyd W. Cooley

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for State of Alabama at Large, do hereby certify that **Rebecca M. Cooley** and husband, **Floyd W. Cooley**, 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 25th day of June, 2019.


Elizabeth A. Kelly
Notary Public

My commission expires: 5/22/2022

Send tax notice to:

The Cooley Family Revocable Living Trust
c/o Rebecca M. And Floyd W. Cooley
5216 Overlook Circle
Hoover, AL 35244



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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 Floyd W. Cooley and
Mailing Address Rebecca M. Cooley
5216 Overlook Circle
Hoover, AL 35244

Grantee's Name The Cooley Family Revocable Living
Mailing Address Trust, 5216 Overlook Circle, Hoover,
Alabama 35244

Property Address 5525 Timber Hill Road
Birmingham, AL 35242

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 264,100.00



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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 Shelby County (AL) Tax Assessor's Office

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 6/25/19

Print

Rebecca M. Cooley

Sign

Rebecca M. Cooley

(Grantor/Grantee/Owner/Agent) circle one

Shelby County, AL 07/02/2019
State of Alabama
Deed Tax:\$264.50

Print Form

Form RT-1