



20190708000242880 1/3 \$179.00
Shelby Cnty Judge of Probate, AL
07/08/2019 02:12:02 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Fifty Eight Thousand Dollars (\$158,000.00)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged We, **Adrienne S. Cooper and husband, Kelvin D. Cooper**, (herein referred to as grantors), grant, bargain, sell and convey unto **Enedina Favela Rubio**, (herein referred to as grantee), the following described real estate situated in Shelby County, Alabama, to wit:

A part of the Southwest Quarter of the Southeast Quarter, Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

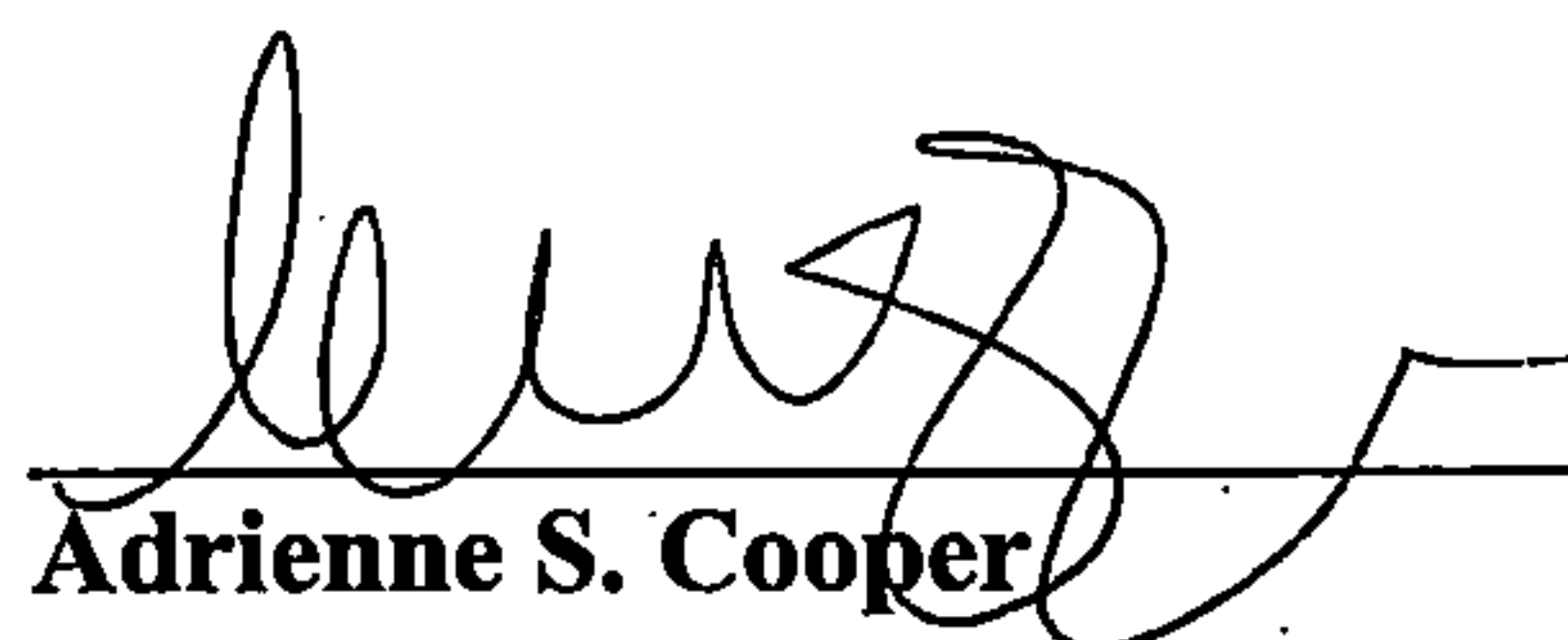
Commence at the Southwest corner of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence Easterly along the South line of said Section 14 a distance of 2669.36 feet to the Southeast corner of the Southwest Quarter of said Section 14, thence turn an angle of 94 degrees 58 minutes 52 seconds to the left and run Northerly along the East line of said Southwest Quarter a distance of 1314.72 feet to the Northwest corner of the Southwest Quarter of the Southeast Quarter of same said Section 14, thence turn an angle of 95 degrees 11 minutes 57 seconds right and run Easterly along the North line of said Southwest Quarter-Southeast Quarter a distance of 258.64 feet to the point of beginning of the property being described, said point being a steel rebar pin set on the East margin of a 30.0 foot wide public way, thence continue along last described course a distance of 160.02 feet to a point, thence turn an angle of 83 degrees 18 minutes 25 seconds to the right and run Southeasterly a distance of 218.83 feet to a point, thence turn an angle of 96 degrees 41 minutes 35 seconds right and run Westerly a distance of 175.86 feet to a steel rebar pin on the same said East line of same said public way, thence turn an angle of 87 degrees 27 minutes 19 seconds right and run Northerly along said East margin of said public way a distance of 217.57 feet to the point of beginning. Situated in Shelby County, Alabama.

For ad valorem tax purposes only, the address for the above described property is 186 Carter Lane, Alabaster, AL 35007.


To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 1st day of July, 2019.



Adrienne S. Cooper



Kelvin D. Cooper

Shelby County, AL 07/08/2019
State of Alabama
Deed Tax: \$158.00



20190708000242880 2/3 \$179.00
Shelby Cnty Judge of Probate, AL
07/08/2019 02:12:02 PM FILED/CERT

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that of Adrienne S. Cooper and Kelvin D. Cooper, 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 1st day of July, 2019.




NOTARY PUBLIC
My Commission Expires: Nov. 4, 2019

THIS INSTRUMENT PREPARED BY:

David C. Jamieson, Attorney

Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

Real Estate Sales Validation Form

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

Grantor's Name ADRIENNE S. COOPER AND HUSBAND,
Mailing Address KELVIN D. COOPER
1200 SWEETWATER CIRCLE
BIRMINGHAM, AL 35235

Grantee's Name ENEDINA FAVELA RUBIO
Mailing Address 1126 EAGLE RD
MAYLENE, AL 35114

Property Address 186 CARTER LANE
ALABASTER, AL 35007

Date of Sale JULY 1, 2019
Total Purchase Price \$ 158,000.00
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)

☐ 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.

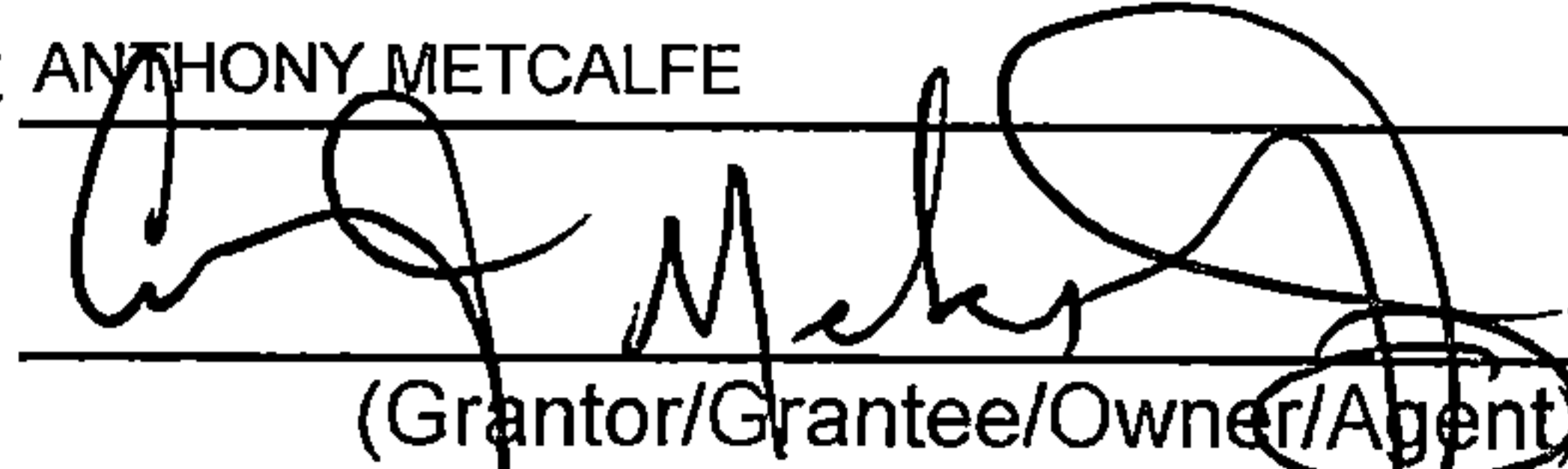
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 _____

Print ANTHONY METCALFE

Sign 
(Grantor/Grantee/Owner/Agent) circle one

Unattested _____


20190708000242880 3/3 \$179.00
Shelby Cnty Judge of Probate, AL
07/08/2019 02:12:02 PM FILED/CERT

Form RT-1