

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Raymond Henry Cooper
464 Highway 416
Wilsonville, AL 35186

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Two Hundred Thirty-Three Thousand and 00/100 Dollars (\$232,000.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **JUSTIN ANDREW CLARK and KELSI McNEILL, husband and wife** (herein referred to as Grantors) grant, bargain, sell and convey unto **RAYMOND HENRY COOPER** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 6, according to the Survey of Walter's Cove, Third Sector, as recorded in Map Book 5, Page 71, in the Office of the Judge of Probate of Shelby County, Alabama.

KELSI McNEILL is one and the same person as KELSI McNEILL CLARK.

Subject to mineral and mining rights if not owned by Grantors.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$128,760.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that he/she is free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 9th day of July, 2019.

Justin Andrew Clark
JUSTIN ANDREW CLARK

Kelsi McNeill
KELSI McNEILL

STATE OF Virginia
COUNTY OF Montgomery

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JUSTIN ANDREW CLARK and KELSI McNEILL**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of July, 2019.

BILLIE CONNER LINKOUS
NOTARY PUBLIC
REG. #156324
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
SEPTEMBER 30, 2022

Billie Conner Linkous
Notary Public
My Commission Expires Sept 30 2022

Real Estate Sales Validation Form

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

| | | | |
|------------------|---|----------------------------|--|
| Grantor's Name | <u>JUSTIN ANDREW CLARK</u> | Grantee's Name | <u>RAYMOND HENRY COOPER</u> |
| Mailing Address | <u>KELSI McNEILL</u> <u>1090 Oaktree Blvd NW</u> <u>Christianburg, VA 24073</u> | Mailing Address | <u>464 Highway 416</u> <u>Wilsonville, AL 35186</u> |
| Property Address | <u>464 Highway 416</u> <u>Wilsonville, AL 35186</u> | Date of Sale | <u>July 10, 2019</u> |
| | | Total Purchase Price \$ | <u>232,000.00</u> |
| | | Or | |
| | | Actual Value \$ | <u> </u> |
| | | Or | |
| | | Assessor's Market Value \$ | <u> </u> |

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)

| | |
|--------------------------------|---|
| <u> </u> Bill of Sale | <u> </u> Appraisal |
| <u> x </u> Sales Contract | <u> </u> Other <u> </u> |
| <u> x </u> 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 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 B. CHRISTOPHER BATTLES

 Unattested
(verified by)

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

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/18/2019 08:10:18 AM
\$122.50 CATHY
20190718000255740

Allen S. Bayl