

This document prepared by:
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Kotouc & Vogel Law Firm
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Montgomery, AL 36117
334-409-0088

REAL ESTATE SALES VALIDATION INFORMATION

The physical address of this property is: 389 Rockport Lane, Hoover, AL 35242

Grantee(s) Address: 3144 Woodbridge Drive, Birmingham, AL 35242

Grantor(s) Address: 389 Rockport Lane, Hoover, AL 35242.

Assessor's Market Value: \$265,000

The Grantor(s) herein, by their signature to this deed, certify that the above information is true and correct.

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS, that in consideration of One-Hundred and NO/100 (\$100.00) Dollars and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I, **RUTH WATSON, under Durable Power of Attorney from her to ROBIN RUTH COOPER, dated December 2, 2015** (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Robin Ruth Cooper, Trustee, of the RUTH WATSON REVOCABLE LIVING TRUST, dated September __, 2019, and any amendments thereto** (the trustee of the RUTH WATSON REVOCABLE LIVING TRUST has all the rights and powers necessary to purchase and sell real property on behalf of the trust) (herein referred to as the GRANTEE) the following described real estate, situated in the County of Shelby, and the State of Alabama, to-wit:

Parcel I: Lot 25, according to the Survey of Cobblestone Square, as recorded in Map Book 16, page 153, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel II: A part of Lot 26 of said subdivision being more particularly described as follows: Begin at the Southeast corner of Lot 25; thence run North 11 degrees 09 minutes 40 seconds East for a distance of 34.27 feet; thence run South 77 degrees 12 minutes 25 seconds East for a distance of 2.30 feet; thence run South 15 degrees 00 minutes 25 seconds West for a distance of 34.28 feet to the point of beginning; being situated in Shelby County, Alabama.

This conveyance is subject to all restrictions, reservations, easements and/or rights-of-way appearing of record, which affect title to the above described property.

For ad valorem tax purposes only, the mailing address of the Grantee herein is: 3144 Woodbridge Drive, Birmingham, AL 35242. The address of the property is 389 Rockport Lane, Hoover, AL 35242

SOURCE OF TITLE: Book 2016 06, Page 5117, in the Probate Office of Shelby County, Alabama.

No Title Search was performed when preparing this deed. Preparer is acting as scrivener only.

And I do for myself and for my heirs, executors, administrators, successors and assigns covenant with the said GRANTEE, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right

to sell and convey the same as aforesaid; that I and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 30 day of September, 2019.

Ruth Watson
By: Robin Ruth Cooper
RUTH WATSON, under Durable Power of Attorney from her to ROBIN RUTH COOPER, dated December 2, 2015

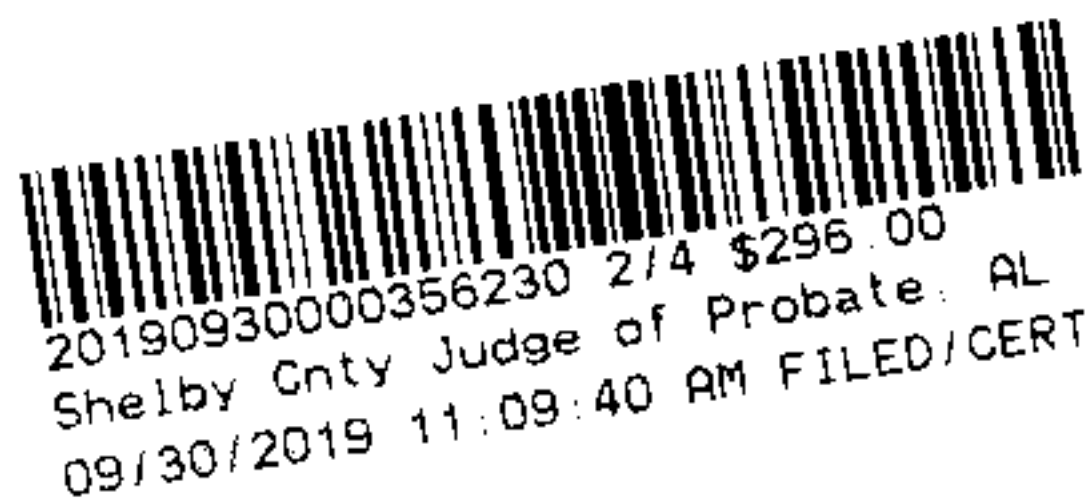
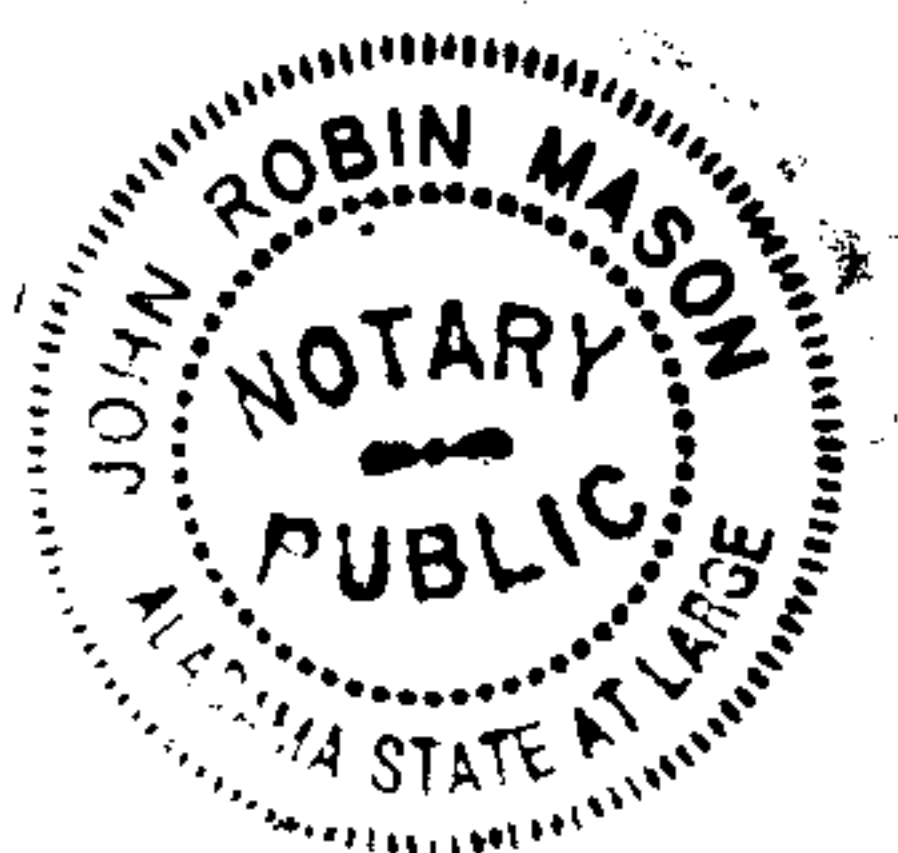
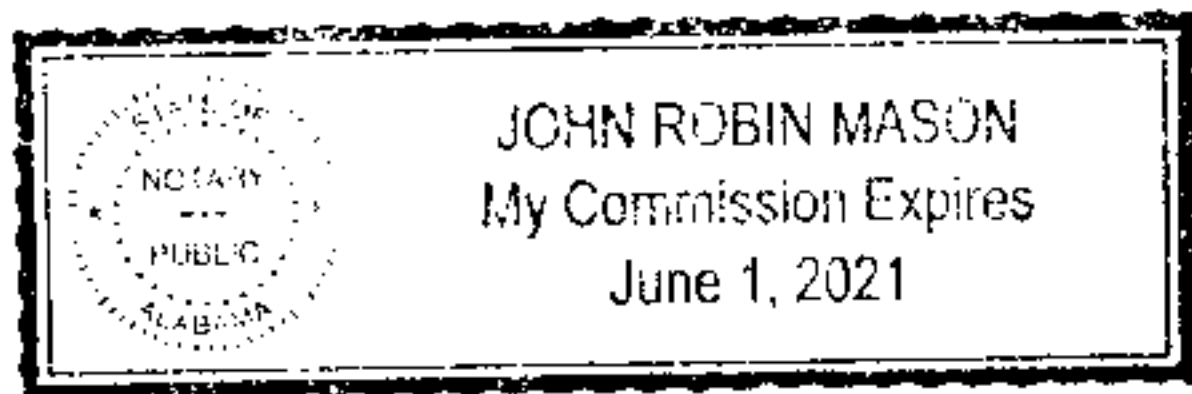
STATE OF ALABAMA)
COUNTY OF MONTGOMERY)

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that **ROBIN RUTH COOPER, under Durable Power of Attorney from RUTH WATSON to ROBIN RUTH COOPER, dated December 2, 2015**, whose name 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 conveyance, she executed the same voluntarily and with full authority on the day the same bears date.

GIVEN under my hand and official seal of office, on the 30 day of September, ²⁰¹⁹~~2010~~ ₂₄

(SEAL)

John Robin Mason
Notary Public,
My Commission Expires:



WARRANTY DEED ACCEPTANCE

I, **Robin Ruth Cooper, Trustee, of the RUTH WATSON REVOCABLE LIVING TRUST, dated September 30, 2019, and any amendments thereto**, do hereby state that I as Trustee have accepted and received the Warranty Deed conveying

Parcel I: Lot 25, according to the Survey of Cobblestone Square, as recorded in Map Book 16, page 153, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel II: A part of Lot 26 of said subdivision being more particularly described as follows: Begin at the Southeast corner of Lot 25; thence run North 11 degrees 09 minutes 40 seconds East for a distance of 34.27 feet; thence run South 77 degrees 12 minutes 25 seconds East for a distance of 2.30 feet; thence run South 15 degrees 00 minutes 25 seconds West for a distance of 34.28 feet to the point of beginning; being situated in Shelby County, Alabama.

This conveyance is subject to all restrictions, reservations, easements and/or rights-of-way appearing of record, which affect title to the above described property.

to **Robin Ruth Cooper, Trustee, of the RUTH WATSON REVOCABLE LIVING TRUST, dated September 30, 2019, and any amendments thereto** on this the 30 day of September, 2019.


ROBIN RUTH COOPER, Trustee


20190930000356230 3/4 \$296.00
Shelby Cnty Judge of Probate. AL
09/30/2019 11:09:40 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Ruth Watson
Mailing Address 389 Rockport Lane
Hoover, AL 35242

Grantee's Name Robin Ruth Cooper
Mailing Address 3144 Woodbridge Drive
Birmingham, AL 35242

Property Address 389 Rockport Lane
Hoover, AL 35242

Date of Sale September 2019

Total Purchase Price \$265,000

or

Actual Value \$ 265,000

or

Assessor's Market Value \$ 263,700

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

☒ Appraisal

☐ Sales Contract

☐ Other

☐ 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 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. September 30, 2019

Print Robin Ruth Cooper

Sign Robin Ruth Cooper
(Grantor/Grantee/Owner/Agent) circle one

Unattested

verified by)



20190930000356230 4/4 \$296.00
Shelby Cnty Judge of Probate, AL
09/30/2019 11:09:40 AM FILED/CERT

Form RT-1