

Send tax notice to:
NANCY BURNELL
389 ROCKPORT LANE
HOOVER, 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

2019830

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Twelve Thousand and 00/100 Dollars (\$312,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **ROBIN RUTH COOPER, AS TRUSTEE OF THE RUTH WATSON REVOCABLE LIVING TRUST** whose mailing address is: 3144 Woodbridge Dr Birmingham, AL 35242 (hereinafter referred to as "Grantor") by **NANCY BURNELL and ASHLEY B CORDER** whose property address is: **389 ROCKPORT LANE, HOOVER, 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:

Parcel 1: 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 2: 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 9 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.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not due and payable until October 1, 2020.
2. Subject to covenants, conditions and restrictions as set forth in the document recorded in Inst # 1993-2851, amended by Instrument # 1993-27599; Instrument # 1993-27600 and Inst # 1994-7759, and any amendments thereto, in the Probate Office of Shelby County, Alabama.
3. Right of way granted to Alabama Power Company as set forth in Inst # 1993-24586 and Deed Book 320, Page 30, in the Probate Office of Shelby County, Alabama.
4. Release of damages as recorded in Inst # 1993-32007, as recorded in the Probate Office of Shelby County, Alabama.
5. Such state of facts as shown on recorded map in Map Book 16, Page 153, in the Probate Office of Shelby County, Alabama.
6. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 64, Page 267, in the Probate Office of Shelby County, Alabama.

7. Building setback line of 10 feet reserved from Rockport Land and 30 feet along the rear as shown on recorded plat.
8. Utility easements as shown by recorded plat, including, 15 feet along the rear.

\$137,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO 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, the said Grantor, the RUTH WATSON REVOCABLE LIVING TRUST, by ROBIN RUTH COOPER, its TRUSTEE, who is authorized to execute this conveyance, has hereunto set her signature and seal on this the 31 day of December, 2019.

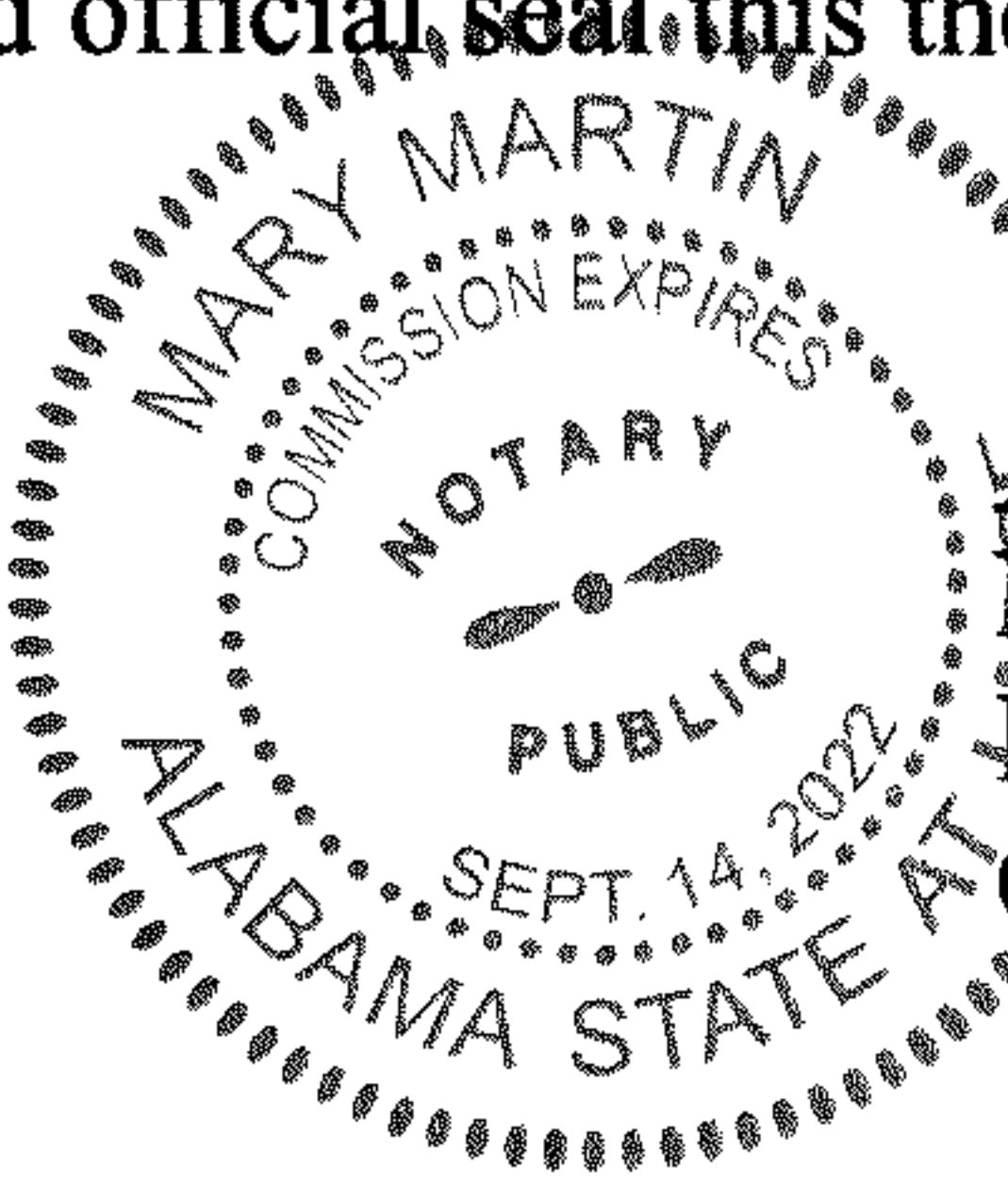
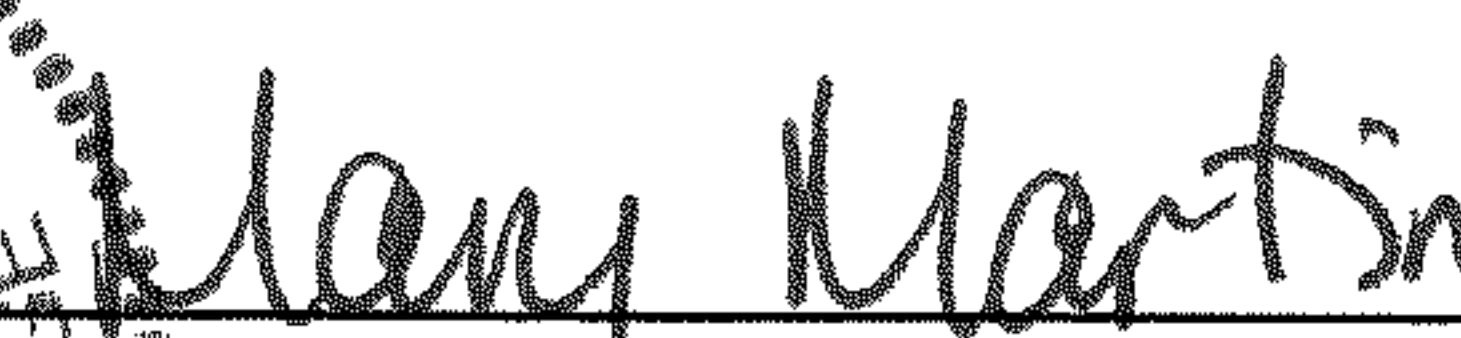
RUTH WATSON REVOCABLE LIVINGG TRUST


BY: ROBIN RUTH COOPER
AS: TRUSTEE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBIN RUTH COOPER, whose name as TRUSTEE OF THE RUTH WATSON REVOCABLE LIVING TRUST, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, she executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this the 31 day of December, 2019.



Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/06/2020 01:29:28 PM
\$200.00 CHERRY
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