

20200818000358620
08/18/2020 02:16:34 PM
DEEDS 1/6

When Recorded Mail to:

TIMIOS, INC.
ANGELA HODGSON
5716 CORSA AVE
WESTLAKE VILLAGE, CA 91362

Prepared By:

THOMAS H. CLAUNCH III, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
1703 PLATT PLACE
MONTGOMERY, AL 36117

Send Tax Messages To: Grantee:

JESSICA STEVENS
5525 TIMBER HILL RD
BIRMINGHAM, AL 35242

R#2034521

WARRANTY DEED

For good consideration in the amount of Three Hundred Seventy Thousand and 00/100 (\$370,000.00), we **REBECCA M. COOLEY AND FLOYD W. COOLEY, TRUSTEES OF THE COOLEY FAMILY REVOCABLE LIVING TRUST**, whose mailing address is 5525 TIMBER HILL RD, BIRMINGHAM, AL 35242, hereby bargain, deed and convey to **JESSICA STEVENS, A SINGLE WOMAN**, whose mailing address is 5525 TIMBER HILL RD, BIRMINGHAM, AL 35242, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS; 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 HEMS/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 HEMS/ARMSTRONG SURVEY, AS RECORDED IN MAP BOOK 27, PAGE 104, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

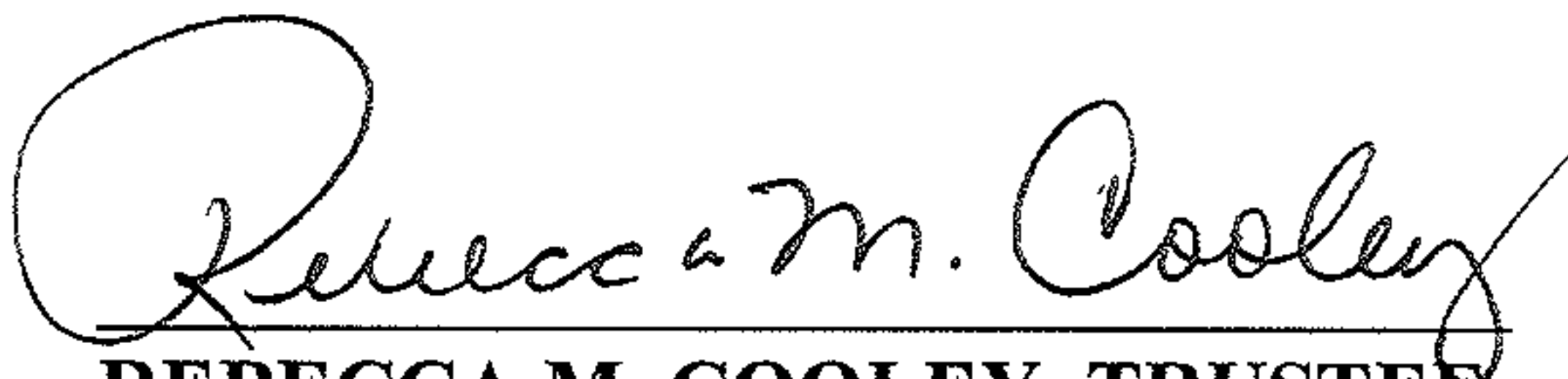
APN: 10-8-27-0-001-010.000

Property Address: 5525 TIMBER HILL RD, BIRMINGHAM, AL 35242

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as foresaid; that I (we) will, and my (our) heirs and assigns forever, against the lawful claims of all persons.

WITNESS the hands and seal of said Grantor(s) this 14 day of August, 2020.


REBECCA M. COOLEY, TRUSTEE


FLOYD W. COOLEY, TRUSTEE

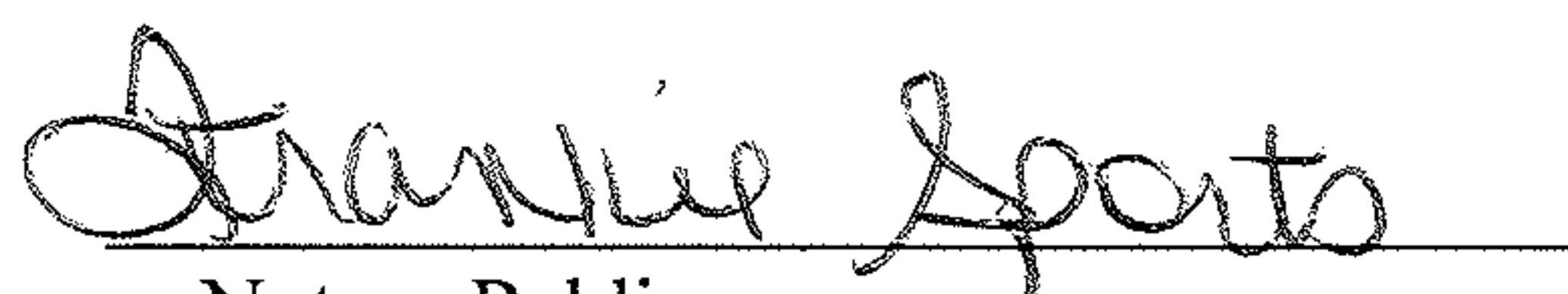
STATE OF ALABAMA
COUNTY OF

} SS.

I, Frankie Sports, a Notary Public, hereby certify that **REBECCA M. COOLEY, TRUSTEE/AND FLOYD W. COOLEY, TRUSTEE**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this 14th day of August, 2020.

Frankie Sports
Notary Public, Alabama State At Large
My Commission Expires October 25, 2023


Notary Public

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name COOLEY FAMILY REV. TRUST
 Mailing Address 5216 OVERLOOK CIRCLE
BIRMINGHAM, AL 35244

Grantee's Name JESSICA STEVENS
 Mailing Address 5525 TIMBER HILL RD
BIRMINGHAM, AL 35242

Property Address 5525 TIMBER HILL RD
BIRMINGHAM, AL 35242

Date of Sale 8/14/2020
 Total Purchase Price \$ 370,000.00

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 ☐ 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 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 8-14-2020

Print Rebecca m. Cooley, TRUSTEE
FLOYD W. COOLEY, TRUSTEE
 Sign Rebecca m. Cooley, Trustee
Floyd W. Cooley, TRUSTEE
 (Grantor/Grantee/Owner/Agent) circle one

☐ Unattested _____
 (verified by)



20200818000358620 08/18/2020 02:16:34 PM DEEDS 4/6

File No./Escrow No.: 08-01999583/01999584

Print Date & Time: 08/13/2020 14:38:43

Title Company: Timios Agency Of Alabama, Inc.

One Perimeter Park South, Suite 100

N Birmingham, AL 35243

(888) 510-0932

State License ID: 667533

Contact: Dorina Smith

dorina.smith@timios.com

Contact License ID: 667194

Settlement Location: 5525 TIMBER HILL RD BIRMINGHAM AL 35242

Property Location: 5525 TIMBER HILL RD BIRMINGHAM, AL 35242-3535

Buyer: JESSICA STEVENS

Seller: REBECCA M COOLEY, FLOYD W COOLEY

Lender: Royal United Mortgage

Loan Number: IN3-JS200670051

Settlement Date: 08/14/2020

Disbursement Date: 08/14/2020

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$370,000.00	Sales Price of Property	\$370,000.00	
		Personal Property		
		Deposit including earnest money		
		Loan Amount		\$314,500.00
		Existing Loan(s) Assumed or Taken Subject to _____		
		Seller Credit		
		Excess Deposit		
		Gift of Equity		\$75,000.00
		Prorations/Adjustment		
	\$163.52	County Taxes 08/14/2020 to 10/01/2020 @\$3.40668/DAY	\$163.52	
\$0.00		County Taxes 10/01/2019 to 08/08/2020 @\$4.15090/DAY		\$0.00
		Loan/Origination Charges to Royal United Mortgage		
		4.125 % of Loan Amount (Points)	\$12,973.13	
		Processing Fees	\$1,395.00	
		Origination Fee	\$0.00	
		Other Loan Charges		
		Appraisal Fee to ValuTrust Solutions POC \$460.00	\$0.00	
		Corelogic Fraud Monitoring Fee to Corelogic	\$0.00	
		Credit and Fraud Services to Settlement One	\$329.00	
		MERS(R) Registration Fee to MERS	\$11.95	
		Technology Fee to Ellie Mae, Inc.	\$95.00	
		Impounds / Initial Escrow Payment at Closing		
		Hazard Insurance \$165.03 per month for 3 mo.	\$495.09	
		Property Taxes \$103.62 per month for 2 mo.	\$207.24	
		Aggregate Adjustment	(\$433.68)	

		Title Charges & Escrow / Settlement Charges		
		Owner's Title Insurance to Timios Agency Of Alabama, Inc.	\$890.00	
		Lender's Title Insurance to Timios Agency Of Alabama, Inc.	\$125.00	
		Endorsement 8.1 - Environmental Protection Lien	\$0.00	
		Endorsement 9 - Restrictions, Encroachments, Minerals	\$0.00	
		Agents Portion of Total Title Insurance Premium to Timios Agency Of Alabama, Inc. for amount of \$862.75		
		Underwriter Portion of Total Title Insurance Premium to First American Title Insurance Company for amount of \$152.25		
\$525.00		Escrow / Settlement Fee to Timios Agency Of Alabama, Inc.	\$50.00	
		Search/Exam Fee	\$525.00	
		Closing Protection Letter Fee to First American Title Insurance Company	\$25.00	
\$50.00		Doc Prep Fee to BC Law		
		Government Recording and Transfer Tax Charges		
		Recording Fees Deed: 34 Mortgage: 106 to Shelby County Judge of Probate	\$140.00	
		Transfer Tax Deed \$370 Mortgage \$471.75 to Shelby County Judge of Probate	\$841.75	
		Payoff(s)		
\$98,228.42		Payoff to AMERIHOMEGood through 08/15/2020		
		Miscellaneous		
		Homeowner's Insurance Premium (mo.) to USAA	\$1,980.30	
		Mortgage Insurance Premium (mo.)	\$0.00	
		Prepaid Interest (\$28.00 per day from 08/14/2020 to 09/01/2020)	\$504.00	
		Property Taxes (mo.)	\$0.00	
\$1,367.78		Property Taxes - *ESTIMATED* SHELBY COUNTY TAX COLLECTOR		
\$75,000.00		Gift of Equity		
Debit	Credit		Debit	Credit
\$175,171.20	\$370,163.52	Subtotals	\$390,317.30	\$389,500.00
		Due From Borrower	\$817.30	
	\$194,992.32	Due To Seller		
	\$194,992.32	Totals	\$817.30	

20200818000358620 08/18/2020 02:16:34 PM DEEDS 5/6

Acknowledgement

We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement. We/I authorize Timios Agency Of Alabama, Inc. to cause the funds to be disbursed in accordance with this statement.

Borrower(s):

X

JESSICA STEVENS

Date

Seller(s):

X

REBECCA M COOLEY

Date

X

FLOYD W COOLEY

Date

The Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Timios Agency Of Alabama, Inc.

Date



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/18/2020 02:16:34 PM
\$93.50 JESSICA
20200818000358620

Alli S. Bevil