

This document prepared by:
Elizabeth A. Roland, Attorney
Roland Milling Law LLC
304 Canyon Park Dr.
Pelham, AL 35124

Description furnished by Grantor. No
survey examined and no title examination
made by this attorney. Source of title:
20190702000236600, Shelby County
Probate Judge, Shelby County, Alabama,
7/02/2019.

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred and No/100 (\$100.00) Dollars, cash in hand paid by the Grantees herein, the receipt of which is acknowledged, we, **Floyd W. Cooley** and wife, **Rebecca M. Cooley** as Trustees of The Cooley Family Revocable Living Trust, herein referred to as Grantors, do hereby grant, bargain, sell, warrant and convey unto **Floyd W. Cooley** and wife, **Rebecca M. Cooley**, hereinafter referred to as Grantees, for and during their joint lives and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described property situated in Shelby County, Alabama, to-wit:

LOT 05, ACCORDING TO THE SURVEY OF "THE COTTAGES AT SOUTHLAKE", AS RECORDED IN MAP BOOK 16, PAGE 71, AMENDED MAP BOOK 16, PAGE 139 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, TOGETHER WITH AN UNDIVIDED 1/30TH INTEREST IN AND TO THE COMMON AREA AS DESIGNATED ON THE RECORD MAP

Property may be subject to all covenants restriction, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.


Subject to:

All taxes for the year 2020 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and survey of the land.

Rights or claims of parties in possession not shown by the public records.

Shelby County, AL 09/16/2020
State of Alabama
Deed Tax: \$280.00


20200916000414680 1/4 \$312.00
Shelby Cnty Judge of Probate, AL
09/16/2020 10:58:29 AM FILED/CERT

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 16, Page 71, amended Map Book 16, Page 139.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records of such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 16, page 71, amended Map Book 16, Page 139.

Restrictions, covenants and conditions as set out in instrument recorded in Real 160, Page 495 and Restrictions for Land use recorded in Real 160, page 492 in Probate Office.

Easement to Alabama Power Company as shown by instruments recorded in and Real 224, page 535 and Real 114, page 134 in Probate Office.

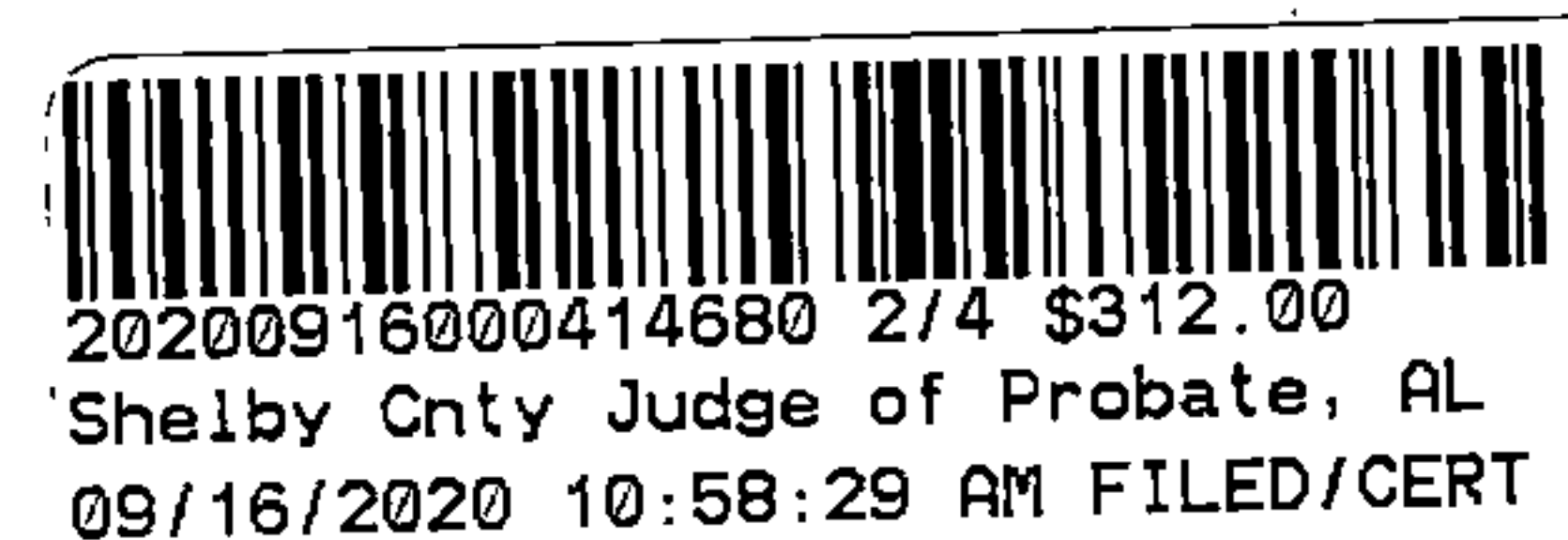
Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 127, page 140 and Deed Book 4, Page 542 in Probate Office.

Declaration of Covenants, conditions, Restrictions and Easements for Southlake Townhomes, a Townhome Association recorded in Real 199, Page 367 as amended by instruction recorded in Instrument No. 1992-14035; Articles of Incorporation of Southlake Townhomes Owners' Association, as recorded in Real 199, Page 389 and in By-laws relating thereto, and in Map Book 12, Page 78 and modified by Map Book 16, page 71 in said Probate Office.

GRANTEES have no right of access to lakes, and may not disturb the "Buffer".

Also subject to a Mortgage to Alabama Power Credit Union in the approximate amount of \$176,000.00.

TO HAVE AND TO HOLD the aforegranted premises, together with all improvements and appurtenances thereunto belonging, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivors forever, together with every contingent remainder and right of reversion. Grantor does hereby covenant with



the said Grantees, their successors and assigns, that at the time of delivery of this deed the premises were free from all encumbrances made by Grantors and that Grantors will warrant and defend the same against the lawful claims and demands of all persons, claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 16 day of SEPT., 2020.

Floyd W. Cooley - Trustee
Floyd W. Cooley, Trustee

Rebecca M. Cooley - Trustee
Rebecca M. Cooley, Trustee

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for State of Alabama at Large, do hereby certify that **Floyd W. Cooley** and wife, **Rebecca M. Cooley**, as Trustees of The Cooley Family Revocable Living Trust, 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.

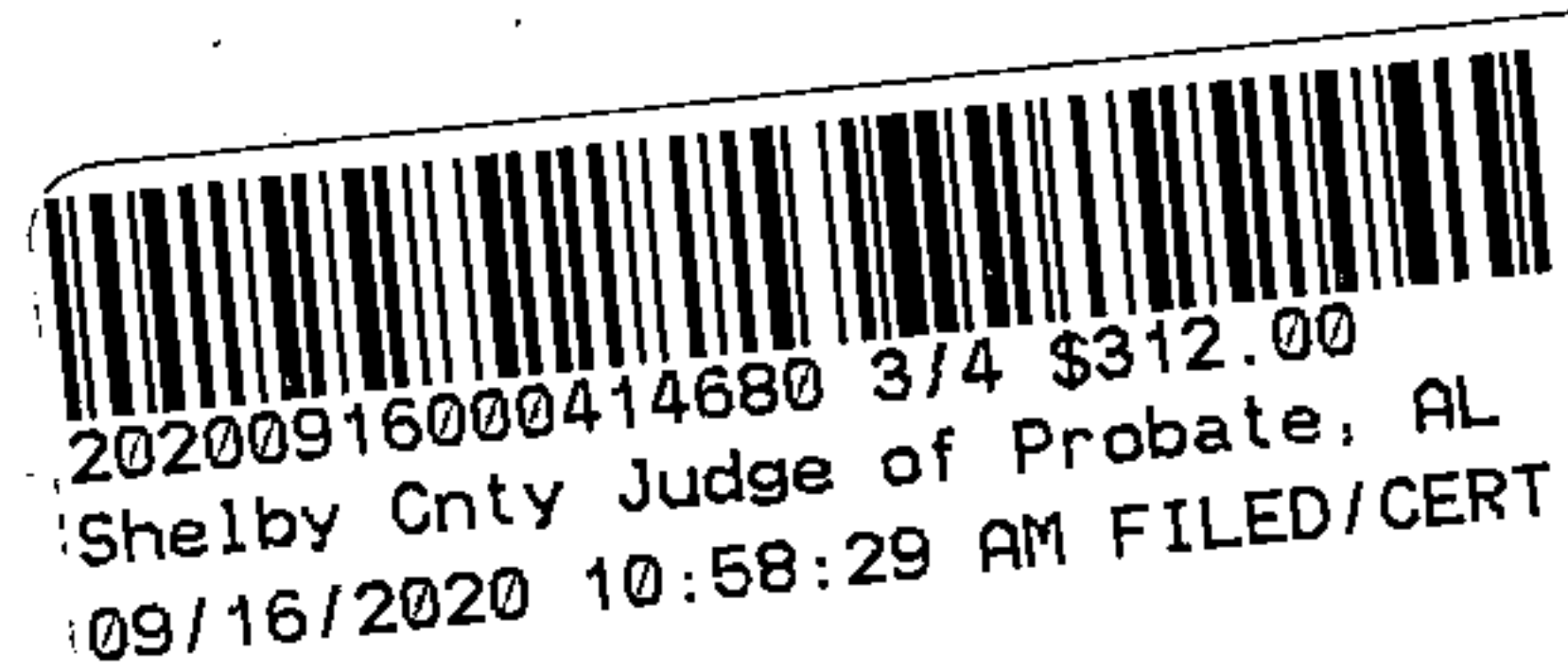
Given under my hand and official seal this the 16th day of September, 2020.

Charith A. Raley
Notary Public

My commission expires:

My Commission Expires:
May 22, 2022

Send tax notice to:
Floyd W. Cooley and Rebecca M. Cooley
5216 Overlook Circle
Hoover, 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 The Cooley Family Revocable
Mailing Address Living Trust, 5213 Overlook
Circle, Hoover, Alabama 35244

Grantee's Name Floyd W. Cooley and
Mailing Address Rebecca M. Cooley
5216 Overlook Circle
Hoover, Alabama 35244

Property Address 5216 Overlook Circle
Hoover, AL 35244

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 280,000.00

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 Shelby County (AL) Tax Assessor's Office
☐ 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 9/16/20

Print Rebecca M. Cooley

Sign Rebecca M. Cooley

(Grantor/Grantee/Owner/Agent) circle one



20200916000414680 4/4 \$312.00
Shelby Cnty Judge of Probate, AL
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verified by)

Print Form

Form RT-1