Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Robin Cooper
124 Chestnut Drive
Alabaster, AL 35007

GENERAL WARRANTY DEED

20210202000054030
02/02/2021 10:30:37 AM
DEEDS 1/1

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:
That in consideration of **Two Hundred Seventy Thousand Dollars and No Cents ($270,000.00), the amount of which can be verified in the Sales Contract between the parties** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Christopher L. Pounders and Vicki L. Pounders, husband and wife, whose mailing address is:

124 Chestnut Drive, Alabaster, AL 35007

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Robin Cooper, whose mailing address is: 214 Dolphin Ct., Alabaster, AL 35007

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 124 Chestnut Drive, Alabaster, AL 35007** to-wit:

Lot 7, according to the Survey of Harvest Ridge Subdivision, First Sector, as recorded in Map Book 12, Page 48, in the Probate Office of SHELBY County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

$265,109.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 the said Grantees, 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 aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 27th day of January, 2021.

Christopher L. Pounders
Christopher L. Pounders

Vicki L. Pounders
Vicki L. Pounders

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Christopher L. Pounders and Vicki L. Pounders, whose name 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 has/have executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the 27th day of January, 2021.

Notary Public, State of Alabama
Cassy L. Dailey
Printed Name of Notary
My Commission Expires: May 17, 2022

CASSY L. DAILEY
NOTARY
My Comm. Expires
May 17, 2022
PUBLIC
ALABAMA STATE AT LARGE

SHELBY COUNTY ALABAMA

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
02/02/2021 10:30:37 AM
$27.00 CHARITY
20210202000054030