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02/08/2021 09:14:32 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Ashlyn Smith and Dalton C. Smith
314 Forest Hills Ln
Alabaster, AL 35007

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM2100038

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Two Hundred Eighty Eight Thousand Nine Hundred and 00/100 Dollars (\$288,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Traci Marie Cooper** formerly known as **Traci M. Kumpee and Gary M. Cooper**, a married couple, whose address is 41 Tugahoe Lane Calera, Az 35045, (hereinafter "Grantor", whether one or more), by **Ashlyn Smith and Dalton C. Smith**, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Ashlyn Smith and Dalton C. Smith**, as **joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 314 Forest Hills Ln, Alabaster, AL 35007**, to-wit:

Lot 63, according to the Survey of Forest Hills, 2nd Sector, as recorded in Map Book 21, Page 50 A & B, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Traci Marie Cooper is one and the same as Traci M. Kumpee

Subject to a third-party mortgage in the amount of \$274,455.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 5th day of February, 2021.

Traci Marie Cooper aka Traci M. Kumpee
Traci Marie Cooper fka Traci M. Kumpee

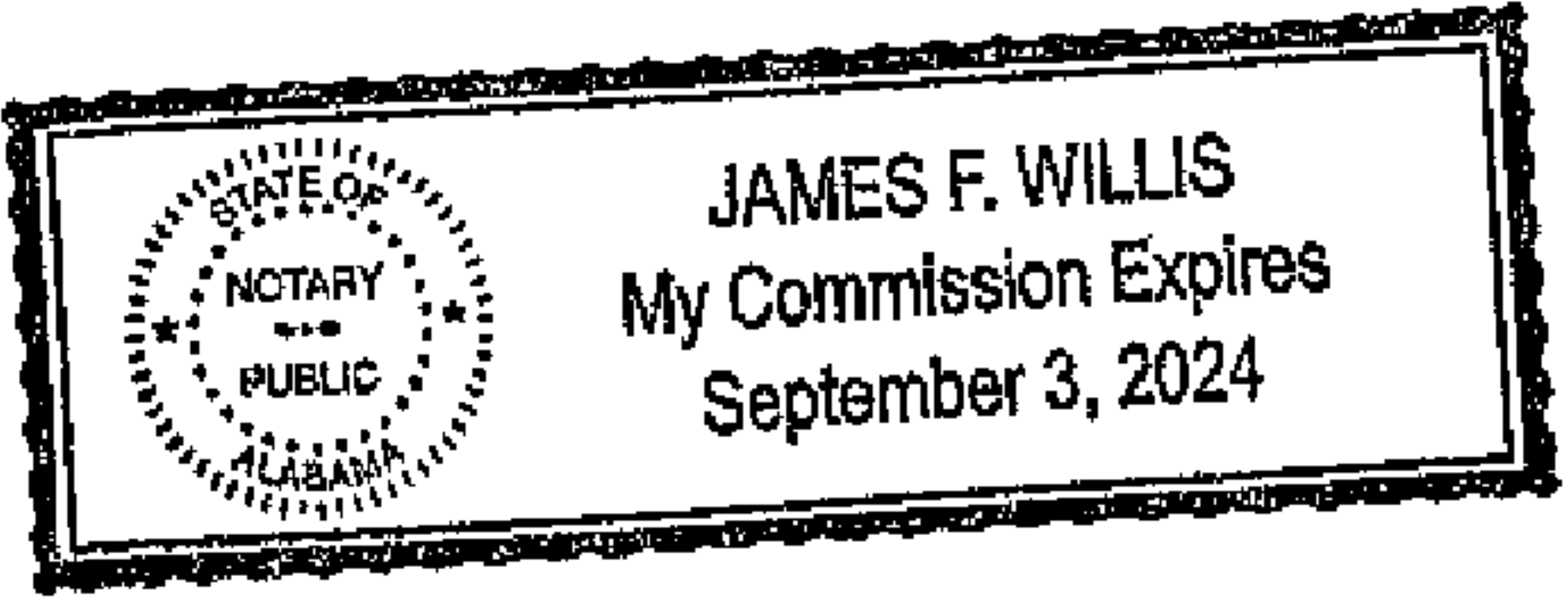
Gary M. Cooper
Gary M. Cooper

State of Alabama
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Traci M. Cooper fka Traci M. Kumpee and Gary M. Cooper , a married couple, 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 and official seal on this 5th day of February, 2021.

[Signature]
Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/08/2021 09:14:32 AM
\$39.50 JESSICA
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Alvin S. Bayl