

20210510000230280
05/10/2021 09:57:15 AM
DEEDS 1/3

This Instrument Was Prepared By:
Suzanne D. Paulson
LEITMAN, SIEGAL & PAYNE, P.C.
1927 First Avenue North, Suite 101
Birmingham, Alabama 35203

Send Tax Notice To:
Lilliane K. Koopman
187 Wildwood Lane
Indian Springs, AL 35124

STATE OF ALABAMA)

SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other good and valuable considerations paid to William J. Koopman and wife, Lilliane K. Koopman, (hereinafter referred to as the "Grantors"), by William J. Koopman and Lilliane K. Koopman, as trustee of the Koopman 2021 Joint Revocable Trust (the "Grantee"), the receipt of which is hereby acknowledged, the Grantors do by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate located in Shelby County, Alabama:

Estate 28, according to the map and survey of Wildwood Park Residential Estates, as recorded in Map Book 5, Page 78, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

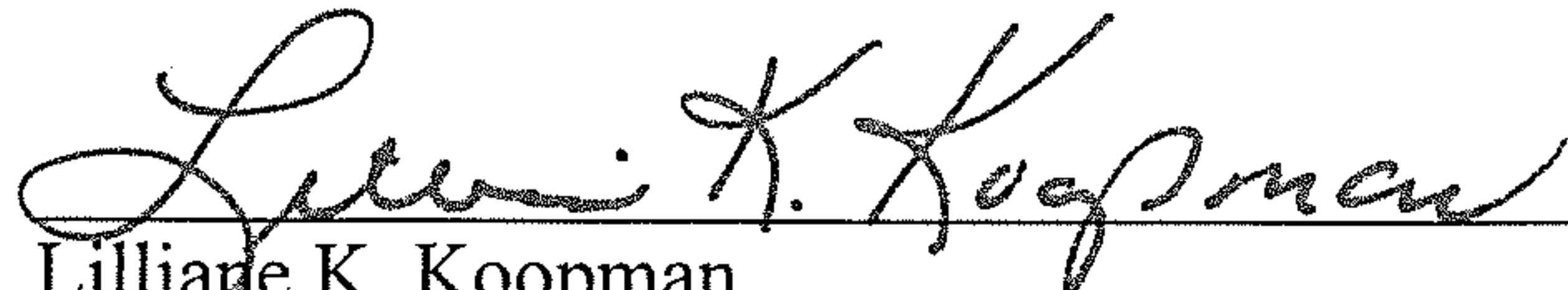
Prior Deed References: Instrument 20040521000271250

TO HAVE AND TO HOLD, unto the Grantee, Grantee's successors and assigns forever, SUBJECT TO existing easements, restrictions, set-back lines, rights of way limitations, if any, of record.

And the undersigned Grantors do for themselves and for their heirs, executors and administrators, covenant with the Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their heirs, executors and administrators shall, warrant and defend the same to the Grantee, Grantee's successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 30th day of April, 2021.


William J. Koopman

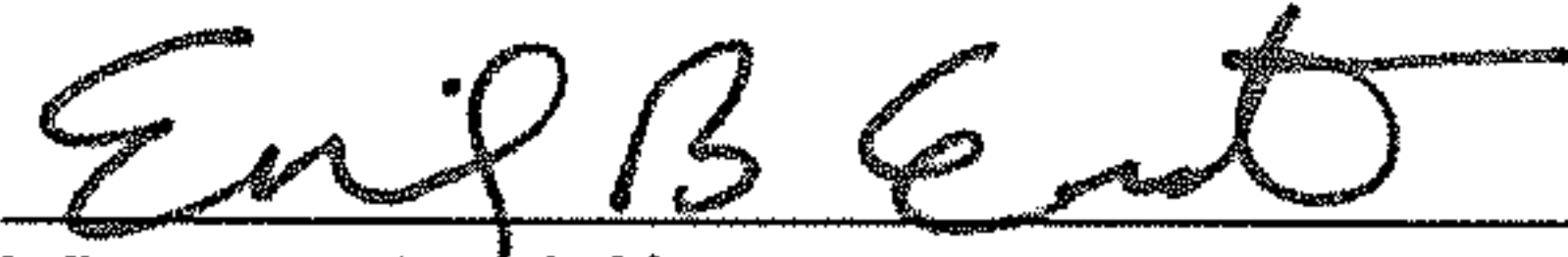

Lilliane K. Koopman

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that William J. Koopman and Lilliane K. Koopman, whose names are signed to the foregoing instrument 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 this 30th day of April, 2021.


Notary Public
My Commission Expires: 6-21-2021



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/10/2021 09:57:15 AM
\$512.50 CHERRY
20210510000230280

Allen S. Byrd

Real Estate Sales Validation Form

This documents must be filled in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name William J. Koopman and
Lilliane K. Koopman

Grantee's Name William J. Koopman and
Lilliane K. Koopman as Trustee
Of the Koopman 2021 Joint
Revocable Trust

Mailing Address 187 Wildwood Lane
Indian Springs, AL 35124

Mailing Address 187 Wildwood Lane
Indian Springs, AL 35124

Property Address 187 Wildwood Lane
Indian Springs, AL 35124

Date of Sale 04/30/2021

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 483,300

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
 Sales Contract
 Closing Statement

 Appraisal
X Other Tax Assessor's Market Value

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 of 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 04/30/2021

Print Suzanne D. Paulson, Attorney at Law

Unattested

(verified by)

Sign *Suzanne D. Paulson*
(Grantor/Grantee/Owner/Agent) circle one