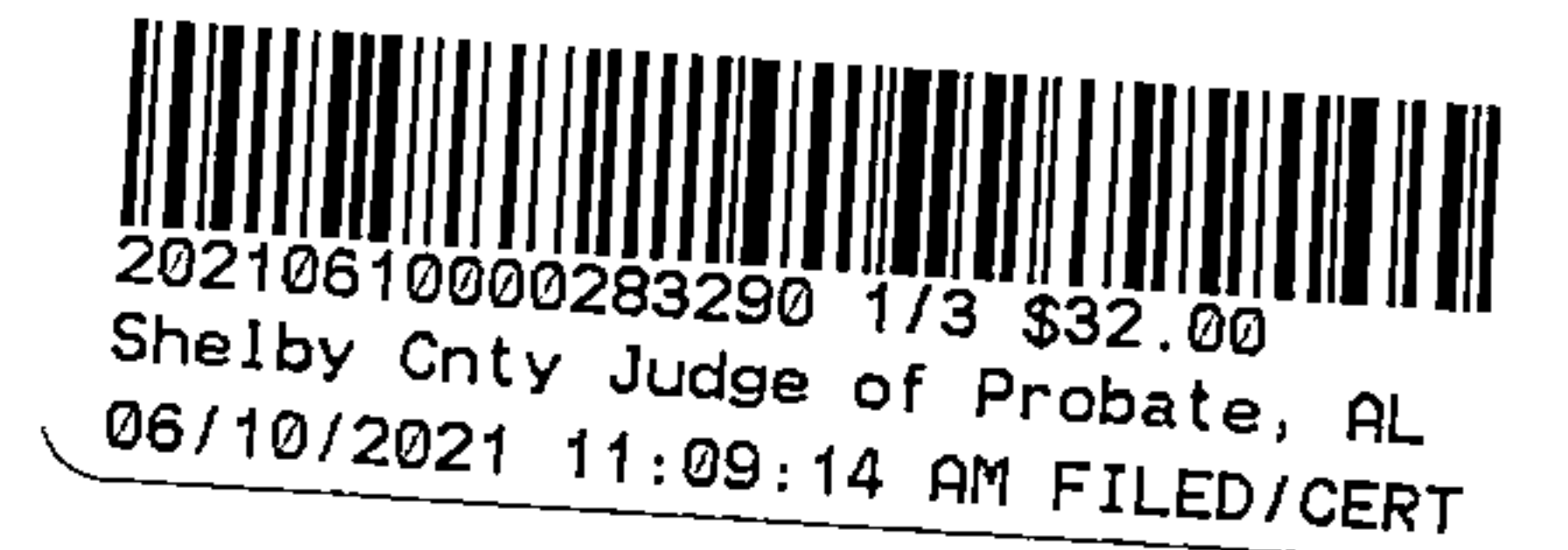


This instrument was prepared without benefit of title evidence by:

William R. Justice
P. O. Box 587
Columbiana, Alabama 35051

QUITCLAIM DEED - JOINT SURVIVORSHIP



THE STATE OF ALABAMA,
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the exchange of like kind property of equal size and value, Dr. Emmett Cooper and Mayo M. Cooper, husband and wife (hereinafter called GRANTOR, whether one or more), hereby release, quitclaim, grant, sell, and convey to Ken B. York and Elizabeth W. York, as joint tenants with right of survivorship (hereinafter called GRANTEES) all of GRANTOR's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the NW Corner of the NW 1/4 of the NE 1/4 of Section 16, Township 21 South, Range 1 East, Shelby County, Alabama; thence S 00 deg. 14 min. 31 sec. E for a distance of 1328.62 feet; thence S 89 deg. 50 min. 54 sec. E for a distance of 1050.12 feet to the POINT OF BEGINNING; thence N 20 deg. 43 min. 44 sec. E for a distance of 272.82 feet; thence N 24 deg. 57 min. 43 sec. E for a distance of 153.25 feet; thence N 28 deg. 57 min. 43 sec. E for a distance of 405.73 feet; thence N 87 deg. 03 min. 20 sec. E for a distance of 280.59 feet; thence S 70 deg. 10 min. 36 sec. E for a distance of 227.13 feet; thence S 45 deg. 19 min. 50 sec. E for a distance of 103.47 feet; thence S 67 deg. 48 min. 29 sec. E for a distance of 133.97 feet; thence S 88 deg. 36 min. 08 sec. E for a distance of 295.90 feet; thence S 74 deg. 58 min. 01 sec. E for a distance of 94.25 feet; thence S 67 deg. 02 min. 43 sec. E for a distance of 214.97 feet to the Westerly R.O.W. line of Shelby County Highway 7; thence S 13 deg. 56 min. 27 sec. W and along said R.O.W. line for a distance of 80.22 feet; thence S 10 deg. 26 min. 51 sec. W and along said R.O.W. line for a distance of 122.70 feet; thence S 07 deg. 06 min. 35 sec. W and along said R.O.W. line for a distance of 113.52 feet; thence S 02 deg. 38 min. 59 sec. W and along said R.O.W. line for a distance of 140.78 feet; thence N 89 deg. 50 min. 54 sec. W and leaving said R.O.W. line for a distance of 1571.88 feet to the POINT OF BEGINNING. Said Parcel situated in the NW 1/4 of Section 15 and the NE 1/4 of Section 16, all in Township 21 South, Range 1 East, Shelby County, Alabama. SUBJECT TO 30-foot Alabama Power Easement, per Drawing: C-61700-00-03716, as shown on Map Book 44, Page 48, in the Office of the Judge of Probate of Shelby County, Alabama. Said Parcel containing 21.36 acres, more or less.

Portions of the above described property were formerly included in Tracts 2 and 3 of Seven Heaven Farms, as recorded in Map Book 37, Page 11, in the Probate Office of Shelby County, Alabama, the plat of which has now been vacated.

TO HAVE AND TO HOLD to said GRANTEES forever as joint tenants with right of survivorship..

Shelby County, AL 06/10/2021
State of Alabama
Deed Tax:\$4.00

Given under the hand and seal of GRANTOR, this 9th day of June, 2021.

Dr. Emmett Cooper
Dr. Emmett Cooper

Mayo M. Cooper
Mayo M. Cooper

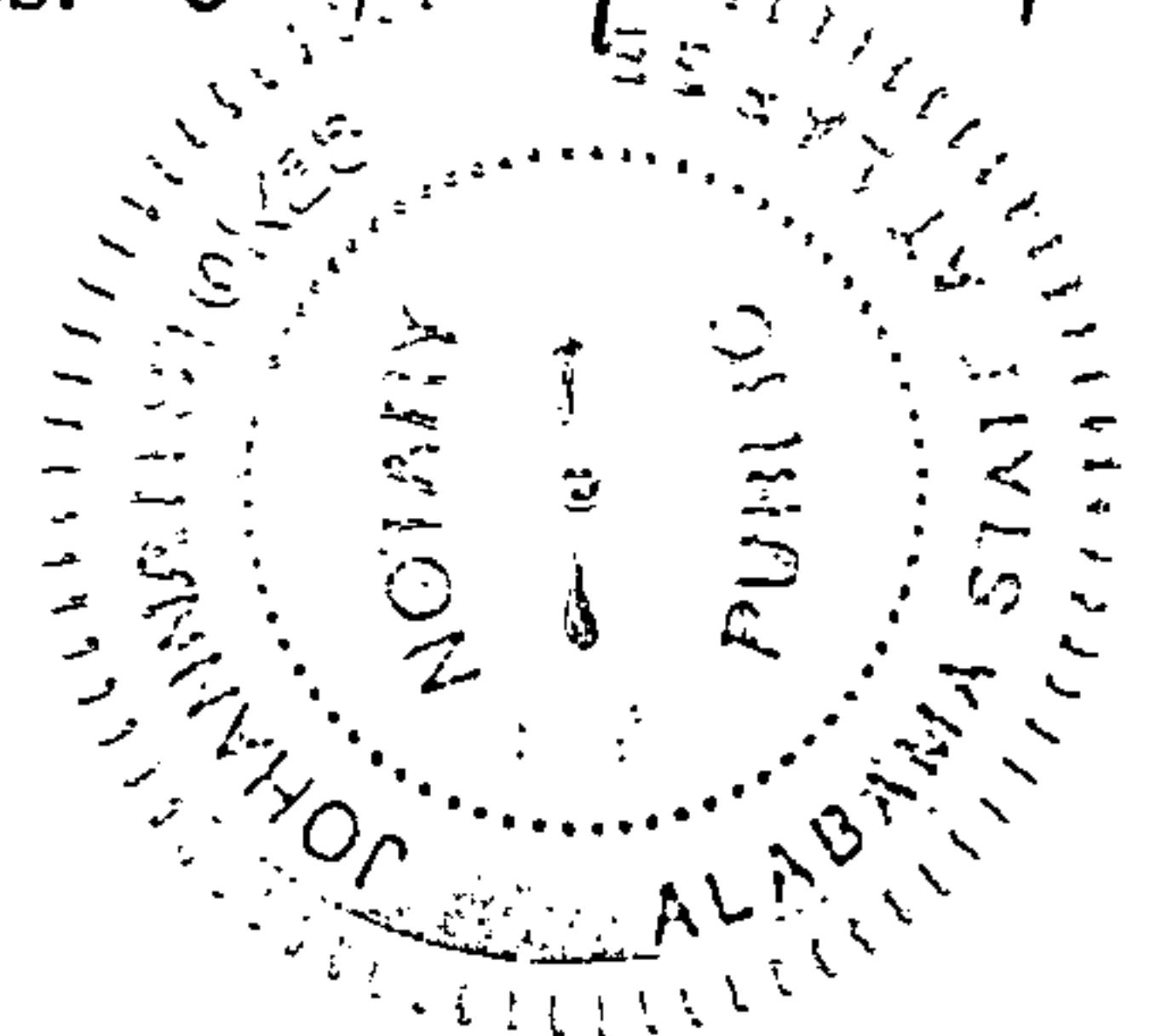
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dr. Emmett Cooper and Mayo M. Cooper, 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 9th day of June, 2021.

James H. Jakes
Notary Public

My commission expires: 08/03/2024



20210610000283290 2/3 \$32.00
Shelby Cnty Judge of Probate, AL
06/10/2021 11:09:14 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name	Dr. Emmett Cooper & Mayo M. Cooper	Grantee's Name	Ken B. York & Elizabeth W. York
Mailing Address	16700 Hwy 280 Ste. A 128 Chelsea, AL 35043	Mailing Address	771 Hwy 7 Wilsonville, AL 35186
Property Address	771 Hwy 7 Wilsonville, AL 35186	Date of Sale	
		Total Purchase Price \$	
		or	
		Actual Value	\$ 3,780.00
		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 assessor's current market value 0.84 ac
☐ 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 6/9/2021

Print Dr. Emmett Cooper

Sign

Dr. Emmett Cooper 6/9/21

(Grantor/Grantee/Owner/Agent) circle one



20210610000283290 3/3 \$32.00
Shelby Cnty Judge of Probate, AL
06/10/2021 11:09:14 AM FILED/CERT

Form RT-1