


STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED


20210621000299370 1/4 \$61.00
Shelby Cnty Judge of Probate, AL
06/21/2021 08:13:34 AM FILED/CERT

JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Thirty Thousand and NO/100 (\$30,000.00) Dollars and other good and valuable consideration to the undersigned, Donald Malcolm Patterson, a married man referred to as Grantor, in hand paid by David Andrew Cooper and wife Jessica Brooke Cooper herein referred to as Grantees, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT 'A' LEGAL DESCRIPTION

The above described property is not the homestead property of the Grantor or his spouse.

This instrument was prepared without benefit of title examination on the part of the preparer.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for himself and his heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that he has a good right to sell and convey the same as aforesaid; that he will and his 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 except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this the 8th day of June, 2021.


Donald Malcolm Patterson

Shelby County, AL 06/21/2021
State of Alabama
Deed Tax: \$30.00

STATE OF ALABAMA)
TALLADEGA COUNTY)

I, the undersigned authority, in and for said County, in said State, hereby certify that Donald Malcolm Patterson, a married man whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of June, 2021.

Jackie McSilberry
NOTARY PUBLIC
My Commission Expires: 9/10/2023

This document prepared by:
Gregory S. Graham, P.C.
P. O. Drawer 307
Childersburg, Alabama 35044

Property Address:
32 Mulberry Lane
Harpersville, AL 35078

Grantor's Address:
3115 Sunvalley Rd
Harpersville, AL 35078

Grantee's Address:
584 Country Church Rd
Harpersville, AL 35078



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EXHIBIT "A" LEGAL DESCRIPTION

STATE OF ALABAMA
SHELBY COUNTY

I, Christopher M. Ray, a Registered Land Surveyor in the State of Alabama, hereby certify that all parts of this survey and plat (or drawing) have been completed in accordance with the requirements of the Standards for the Practice of Surveying in the State of Alabama, being more particularly described as follows, to-wit:

2.48 acre tract: Commence at 1/2" rebar in place being the Northeast corner of the Northeast one-fourth of the Southeast one-fourth of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed South 01° 29' 20" East along the East boundary of said quarter-quarter section for a distance of 105.84 feet; thence proceed South 01° 26' 36" East for a distance of 150.14 feet to a 1/2" rebar in place, said point being the point of beginning. From this beginning point proceed South 01° 19' 46" East along the East boundary of said quarter-quarter section for a distance of 398.75 feet; thence proceed South 63° 10' 26" West for a distance of 314.16 feet to a point on the Easterly right-of-way of Sun Valley Road; thence proceed North 30° 10' 39" West along the Easterly right-of-way of said road for a distance of 164.81 feet to a 1/2" capped rebar in place (Martin); thence proceed North 33° 48' 36" East for a distance of 133.96 feet (set 1/2" rebar CA-0114-LS); thence proceed North 35° 57' 36" East for a distance of 173.0 feet to a 1" iron in place; thence proceed North 50° 31' 40" East for a distance of 134.81 feet to a 1/2" rebar in place; thence proceed North 50° 26' 35" East for a distance of 95.65 feet to the point of beginning.

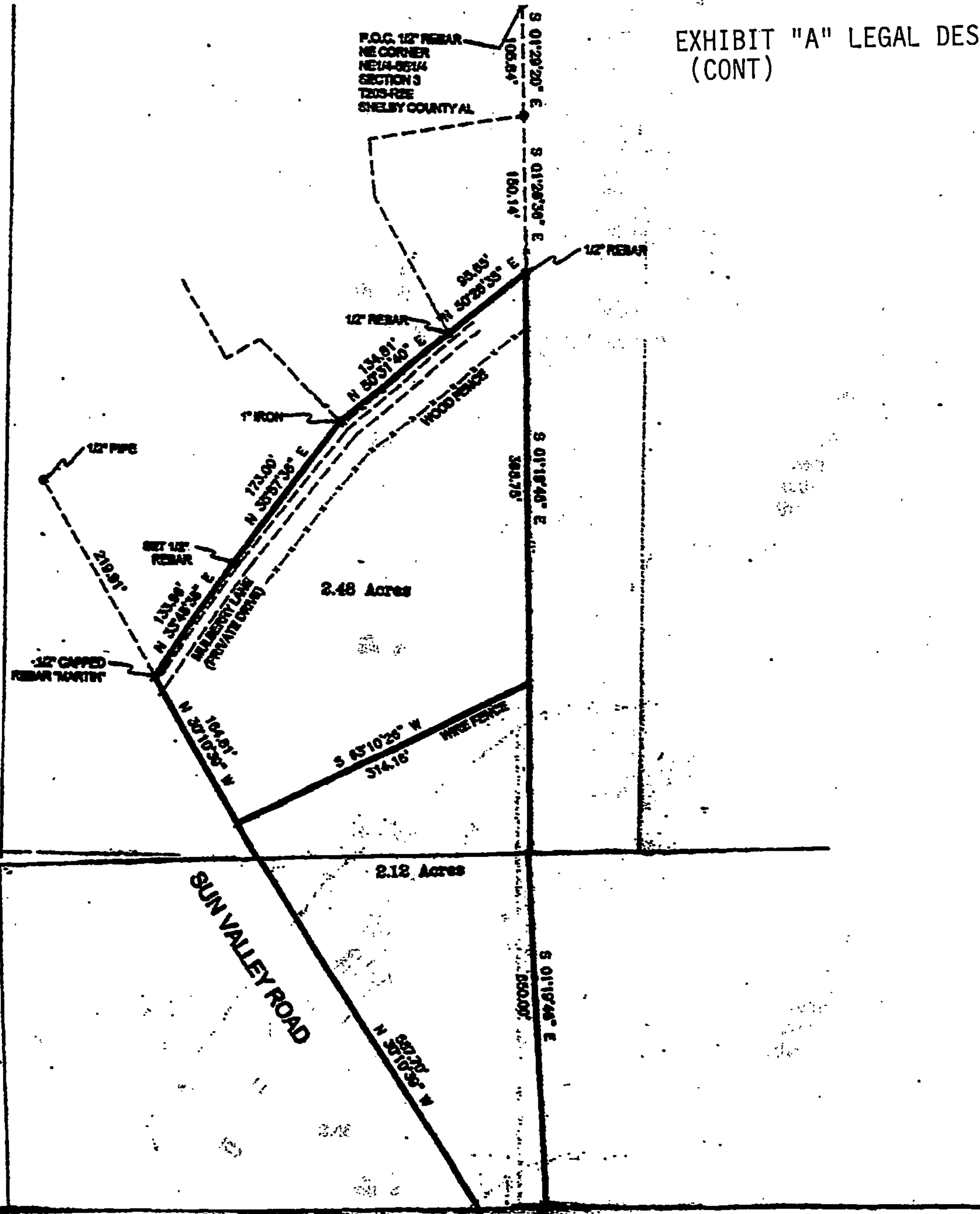
The above described land is located in the Northeast one-fourth of the Southeast one-fourth of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama and contains 2.48 acres.

[Faint, mostly illegible text, likely a survey plat or map description, possibly including bearings and distances.]



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EXHIBIT "A" LEGAL DESCRIPTION
(CONT)



LEGEND:

- (M) = MEASURED
 - (R) = RECORDED (MAP, DEED, PLAT, ETC.)
 - (M & R) = MEASURED & RECORDED
 - (PS) = PREVIOUS SURVEY
 - P.L.S. = PROFESSIONAL LAND SURVEYOR
 - CA = CERTIFICATE OF AUTHORIZATION
 - (D14 - LAND SURVEYING)
 - G.P.S. = GLOBAL POSITIONING SYSTEM
 - Δ--- = POWER POLE / OVERHEAD UTILITY
 - X-X- = FENCE
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
- Copyright Ray & Gilliland P.C. 2020



RAY & GILLILAND, P.C.	
122 NORTH CALHOUN AVENUE P.O. BOX 1183 SYRACUSE, ALABAMA 36150	TEL. NO. (256) 246-3243 FAX NO. (256) 246-3202
DRAWN BY: CMR	SCALE: 1" =
DATE:	DATE:

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