

This instrument was prepared by:
Heath S. Holden, Attorney at Law, LLC
PO Box 43281
Birmingham, AL 35243
File No. 2021-787

Send Tax Notice To:
Tiffany Cooper
216 Carl Nichols Drive
Pelham, AL 35124

20210818000403600
08/18/2021 02:02:33 PM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED THIRTY EIGHT THOUSAND AND 00/100 (\$138,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **George A. Gomperts, an unmarried man, by and through his attorney-in-fact, Robert A. Gomperts, and Robert A. Gomperts an unmarried man, an individual**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Tiffany Cooper, a married woman**, (herein referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 11, according to the re-survey of Laurel Cliffs, as recorded in Map Book 12, Page 35, in the Probate Office of Shelby County, Alabama, situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

\$124,200.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals, this the 13th day of August, 2021.

George A. Gomperts by Robert Gomperts, his Attorney-In-Fact
George A. Gomperts by Robert Gomperts, his Attorney-In-Fact
Robert A. Gomperts
Robert A. Gomperts

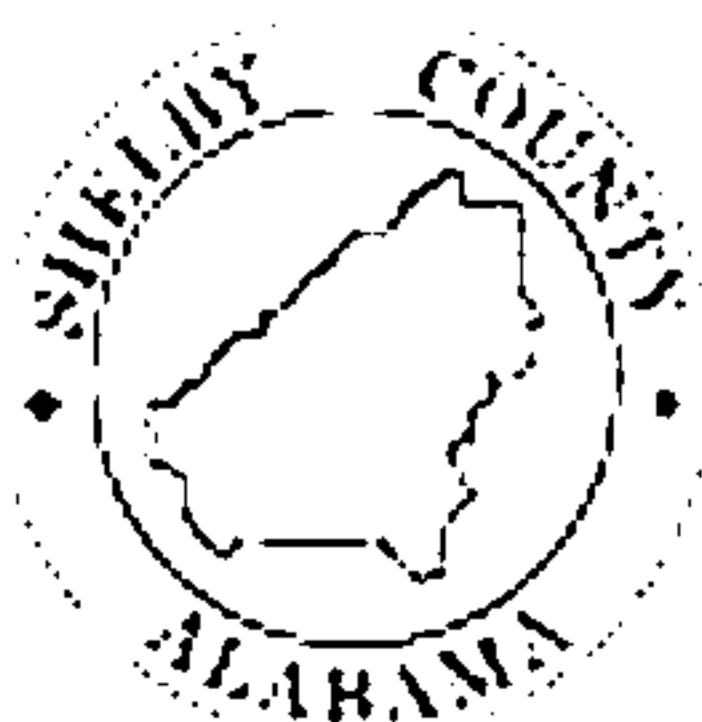
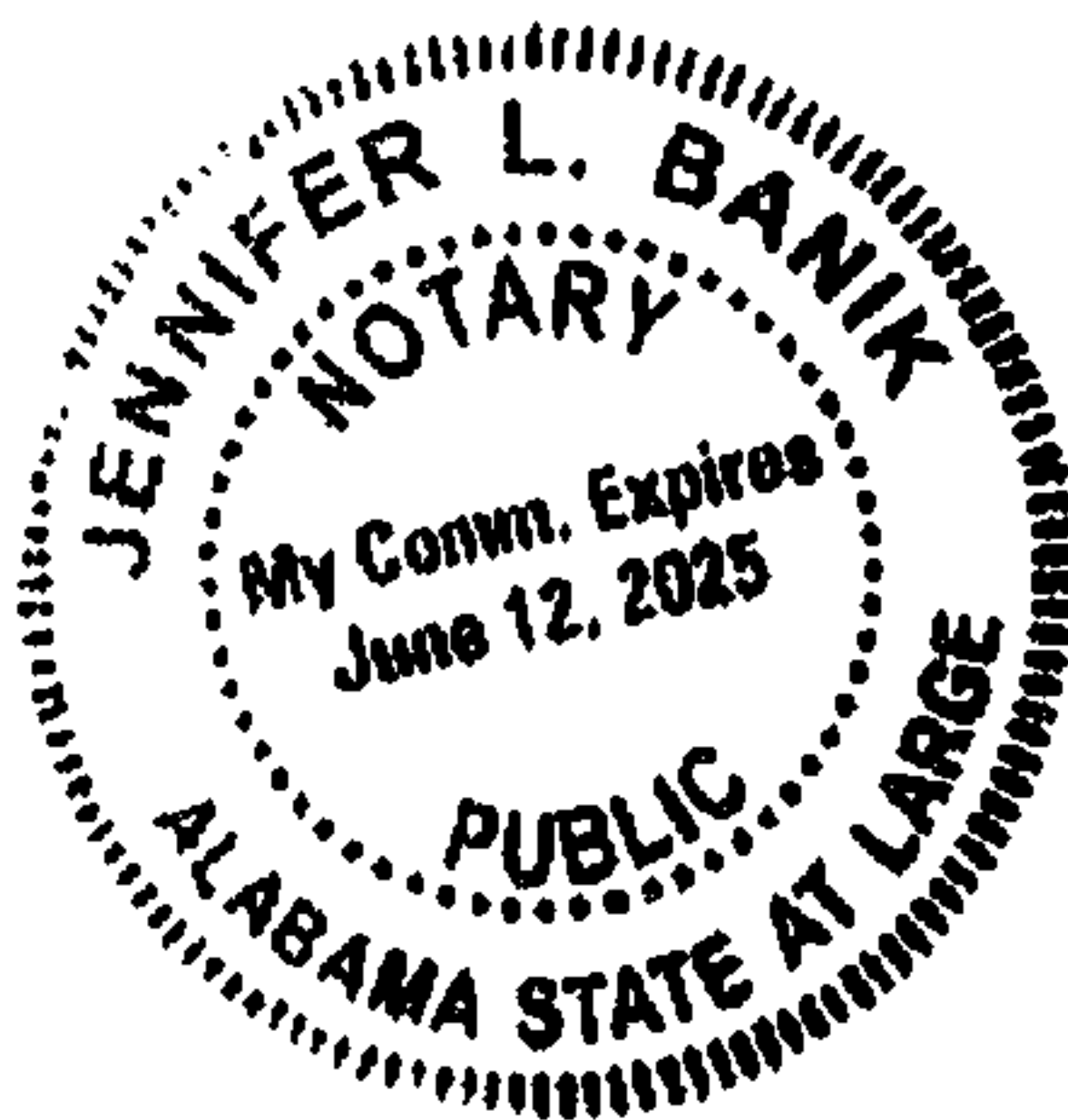
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, Notary Public in and for said County, in said State, do hereby certify that **Robert A. Gomperts**, whose name as Attorney in Fact for **George A. Gomperts** and **Robert A. Gomperts**, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, she in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 13th day of August, 2021.

[Signature]

Notary Public
My commission expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/18/2021 02:02:33 PM
\$39.00 BRITTANI
20210818000403600

Allie S. Bayl