

20220107000009440  
01/07/2022 01:56:54 PM  
DEEDS 1/2

This Instrument was prepared by:  
Gregory D. Harrelson, Esq  
101 Riverchase Pkwy East  
Hoover, AL 35244

Send Tax Notice To:  
Irby Home Buyers, LLC  
Saint Louis Drive  
Mobile, AL 36602

**WARRANTY DEED**

STATE OF ALABAMA            )  
  )  
COUNTY OF SHELBY        )     KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHTY FIVE THOUSAND and 00/100 Dollars (\$85,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, ZACHARY AARON COOPER and ELIZABETH COOPER, husband and wife (herein referred to as GRANTORS), do hereby grant, bargain, sell and convey unto IRBY HOME BUYERS, LLC, an Alabama limited liability company, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 35, according to the amended map of Hanna Farms, as recorded in Map Book 26, Page 129, in the Probate Office of Shelby County, Alabama.**

**also one (1) used 2000 Redman double-wide manufactured house bearing Vin #14904343A/B. said Certificates of Title being cancelled/surrendered with the Alabama Department of Motor Vehicles on April 1, 2016.**


Subject to: (1) Ad valorem taxes due and payable October 1, 2022 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning and Use Restrictions.


Elizabeth Cooper is one and the same person as Elizabeth Grace Foltz, one of the Grantees in that deed recorded at Inst # 20160630000228020 in the Probate Office of Shelby County, Alabama

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

And the Grantors do for themselves and for their heirs, successors and assigns covenant with the said Grantee, its successors 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, successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We hereunto set our hand and seal on this the 9th day of December, 2021.

  
Zachary Aaron Cooper

  
Elizabeth Cooper

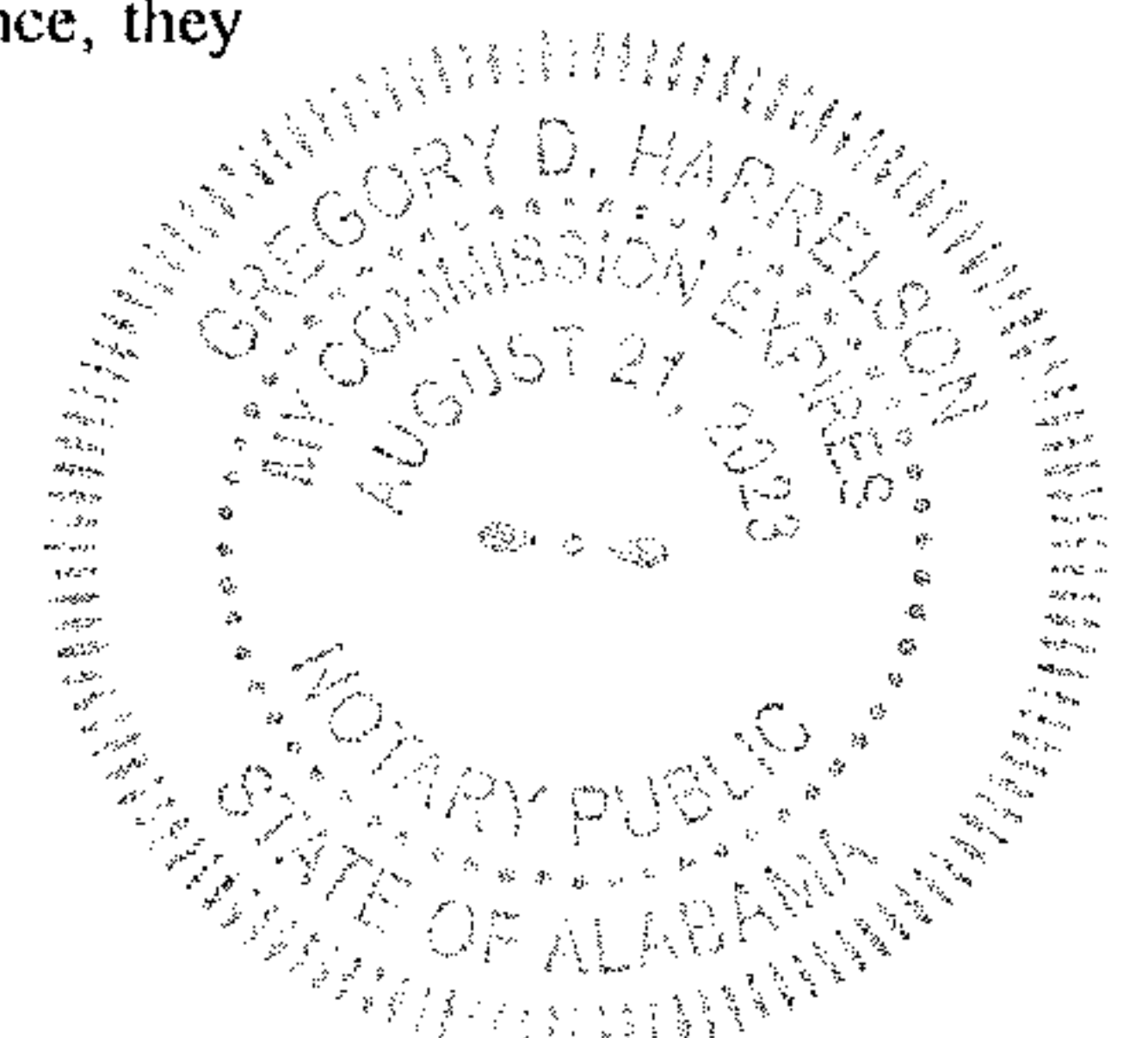
STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Zachary Aaron Cooper and Elizabeth 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 December, 2021.

  
NOTARY PUBLIC

My Commission Expires 8/21/23



## Real Estate Sales Validation Form

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

Grantor's Name Zachary Aaron Cooper  
 Mailing Address Elizabeth Cooper  
253 Woodbury Dr  
Sterrett, AL 35147

Grantee's Name Irby Home Buyers, LLC  
 Mailing Address 1 Saint Louis Drive  
Mobile, AL 36602

Property Address 100 Tyler Circle  
Vincent, AL 35178

Date of Sale 12/09/2021Total Purchase Price \$ 85000

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/07/2022 01:56:54 PM  
 \$110.00 BRITTANI  
 20220107000009440

*Alvin S. Byrd*

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 \_\_\_\_\_☒ 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 12/9/21Print Elizabeth Cooper

Unattested \_\_\_\_\_

Sign Elizabeth Cooper

(verified by)

(Grantor/Grantee/Owner/Agent) circle one