

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Michael W. Nilsson
Roberta J. Nilsson
316 Wixford Trace
Alabaster, AL 35007

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Forty Five Thousand Dollars and No Cents (\$345,000.00) the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Betty Jo Cooper, an unmarried person, whose mailing address is:

316 Wixford Trace, Alabaster, AL 35007

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Michael W. Nilsson and Roberta J. Nilsson, whose mailing address is:

1520 Coach Light Way, Dunedin, FL 34698

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 316 Wixford Trace, Alabaster, AL 35007 to-wit:

Lot 349, according to the Survey of Weatherly, Wixford Moor, Section 24, as recorded in Map Book 20, Page 144, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

Jeffrey Brent Cooper, co-grantee in that certain deed recorded in the Probate Office of Shelby County, Alabama at Instrument No. 20060824000415080, is deceased and died on or about June 2, 2019.

The Power of Attorney granting authority to David Cooper from Betty Jo Cooper is recorded in the Shelby County Probate Office at Instrument No. 20210127000044130.

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 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrants and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 28th day of June, 2022.

Betty Jo Cooper
Betty Jo Cooper, by David Cooper, as Agent
by DAVID COOPER as agent

State of Alabama
County of Shelby

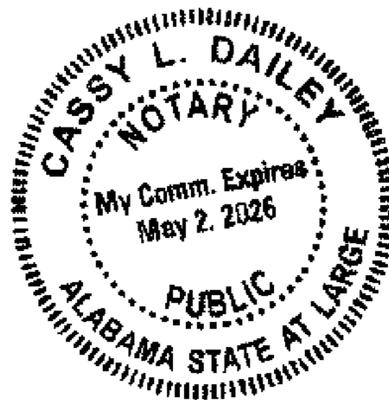
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Betty Jo Cooper, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of June, 2022.

Cassy L. Dailey

Notary Public, State of Alabama

Cassy L. Dailey
Printed Name of Notary
My Commission Expires: May 02, 2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/12/2022 12:19:51 PM
\$370.00 JOANN
20220712000274830

Allie S. Bayl