



20230203000028740 1/4 \$57.00  
Shelby Cnty Judge of Probate, AL  
02/03/2023 09:39:20 AM FILED/CERT

~~Prepared By:~~

Prepared By: Jeffrey A. Cadee  
804-742-2121  
Vincent

## After Recording Return To:

**TAX PARCEL ID #:**

# QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Tonit R. Cooper,  
("Grantor"), a 809 Glaze Rd. 35178, whose address is  
\_\_\_\_\_, to Lonnie E. Jones,  
("Grantee"), whose address is 809 Glaze Rd. Vincent Alabama  
35178, all right, title, interest and claim to the  
following real estate property located at 809 Glaze Rd in the City/Township of  
Vincent Ala., located in the County of Shelby and State of  
Alabama and ZIP code of 35178, to-wit:

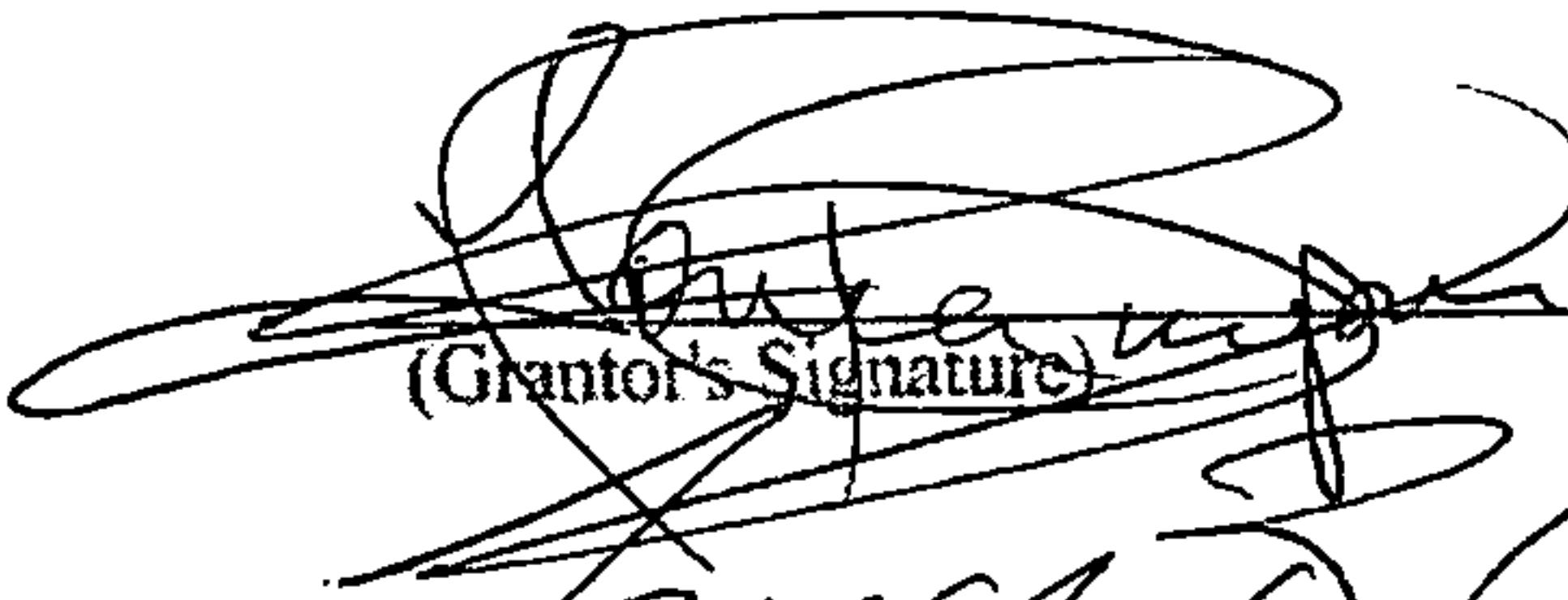
Property having Lot No. 44A, with the Section No.  
44A, and property beginning at 809 Glazier Rd.  
Vincent 414.

**FOR A VALUABLE CONSIDERATION**, in the amount of \$10.00 dollars, given in hand and other  
good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged as of



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**TO HAVE AND TO HOLD** all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

  
(Grantor's Signature)

Linda D. Cooper  
(Grantor's Printed Name)

Loni E. Jones  
(Grantee's Signature)

Loni E. Jones  
(Grantee's Printed Name)

Signed in our presence:

Amanda Free  
(Witness #1 Signature)

Amanda Free  
(FIRST WITNESS NAME TYPED)

Regina Quintanilla  
(Witness #2 Signature)

Regina Quintanilla  
(SECOND WITNESS NAME TYPED)

**Grantee's Address:**

3139 Hwy 330  
Stephens Ga  
30666

**Grantor's Address:**

421 North Ridge Lane  
Winder Ga,  
30680

809 Glaz Rd  
Vincent Alabama  
35057

Exhibit A



2023020300028740 3/4 \$57.00  
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STATE OF ALABAMA

§

20141216000395090 1/2 \$27.00  
Shelby Cnty Judge of Probate, AL  
12/16/2014 02:44:48 PM FILED/CERT

SHELBY COUNTY

§

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of \$100.00 to the undersigned **JESSIE BENJAMIN KILLINGSWORTH, III**, and **JUSTIN LEVI KILLINGSWORTH**, as tenants in common, herein referred to as Grantors, in hand paid by **TONIA R. COOPER**, herein referred to as Grantee, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the said Grantee, all their rights, title and interest in and to the following described real estate, situated in Talladega County, Alabama:

Commence at the NE corner of the E 1/2 of Fraction "E", Section 29, Township 19 South, Range 3 East; thence run South along the East line thereof for 592.20 feet to the Northeast margin of Glaze Ferry Road; thence 54 degrees 50 minutes 48 seconds left run 302.11 feet; thence 85 degrees 36 minutes 30 seconds right and run 133.27 feet; thence 8 degrees 34 minutes 22 seconds right and run 186.40 feet; thence 4 degrees 55 minutes 31 seconds right and run 127.09 feet; thence 14 degrees 44 minutes 13 seconds right and run 46.00 feet to the center of a road and the point of beginning; thence 54 degrees 05 minutes 42 seconds right and run alongside the road 112.40 feet; thence 11 degrees 56 minutes 06 seconds left and run 67.92 feet; thence 19 degrees 40 minutes and 20 seconds left and run 41.86 feet; thence 28 degrees 17 minutes 10 seconds left and run 43.69 feet; thence 30 degrees 58 minutes 10 seconds and run 51.26 feet; thence 2 degrees 55 minutes 38 seconds left and run 47.76 feet; thence 7 degrees 26 minutes 03 seconds right and run 49.06 feet; thence 7 degrees 20 minutes 40 seconds right and run 64.25 feet; thence 80 degrees 08 minutes 20 seconds left and run 14.97 feet; thence 79 degrees 59 minutes 38 seconds left and run 223.95 feet; thence 4 degrees 57 minutes 03 seconds left and run 148.98 feet to the point of beginning. Situated in Shelby County, Alabama.

Grantors warrant that the above land is no part of the homestead of Grantors nor the homestead of any spouse of the Grantors herein.

Subject to any and all restrictions, reservations, easements and rights of way of public record.

Description provided by grantors.

The preparer of this instrument has not reviewed the status of the title of this property and acts only as the drafter of the instrument.

Property Address: 809 Glaze Road, Vincent, AL 35178

Date of Sale: December 4, 2014

Total Purchase Price: \_\_\_\_\_ or

Actual Value: \$10,000.00 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: \_\_\_\_\_

Closing Statement

Shelby County, AL 12/16/2014  
State of Alabama  
Deed Tax:\$10.00

# Real Estate Sales Validation

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

Grantor's Name  
Mailing Address

Tonyia R. Cooper  
809 Glazer Rd.  
VINCENT ALA.

Grantee's Name  
Mailing Address

Lonnie E. Jones  
809 Glazer Rd.  
VINCENT ALA.  
35178

Property Address

809 Glazer Rd.  
VINCENT ALA.  
35178

Date of Sale Dec. 13 2021  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 25940

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  
 Sales Contract  
 Closing Statement

Appraisal  
 Other

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.

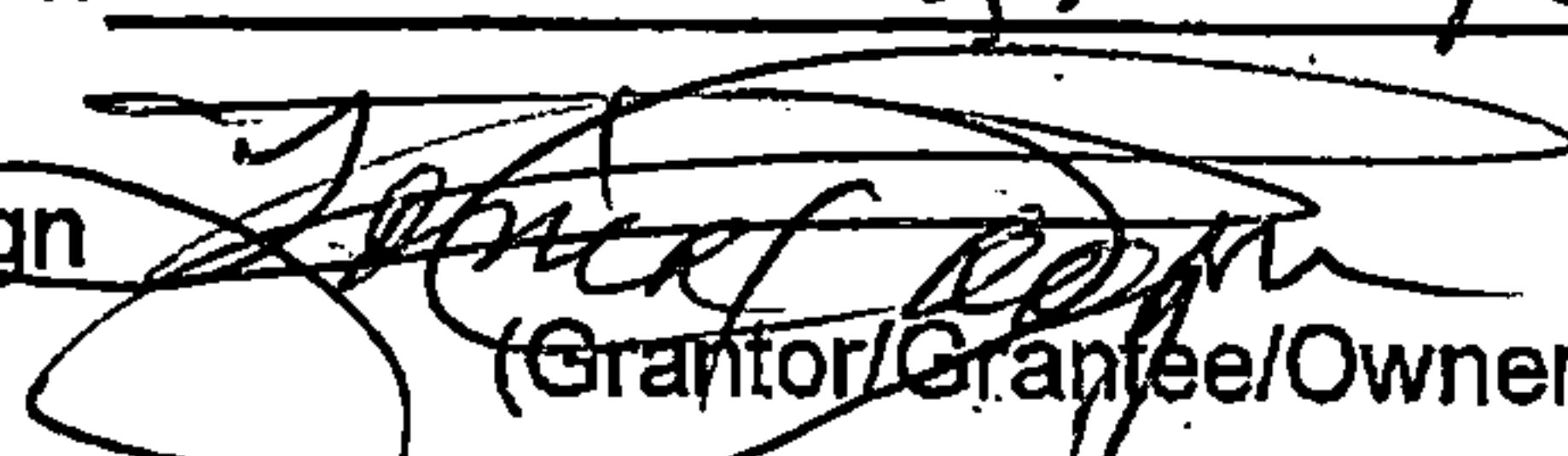
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 Dec. 13 2021

Print Tonyia R. Cooper

Sign 

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)