


STATUTORY WARRANTY DEED
With Reserved Life Estate


20240214000036860 1/3 \$353.50
Shelby Cnty Judge of Probate, AL
02/14/2024 08:44:32 AM FILED/CERT

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS that in consideration of Ten Dollars (\$10.00) and other valuable consideration to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged I, **NANCY E. COOPER**, an unmarried person, (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto **James A. Rives, as Trustee of the Nancy Elizabeth Cooper Living Land Trust** dated December 1, 2023, (herein referred to as GRANTEE), all of my right, title and interest in and to the following described real estate situated in Shelby County, Alabama, LESS AND EXCEPT a **life estate** reserved to the Grantor in and to the described real estate, to-wit:

Lot 13, according to the map and survey of Meadow Brook, Second Sector, Second Phase, as recorded in Map Book 7, Page 130, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to covenants, restrictions and easements of record heretofore imposed upon the subject property, and also **subject to a life estate** retained by the Grantor in the described property.

TO HAVE AND TO HOLD, the aforegranted premises, to the said GRANTEE, his heirs and assigns, forever.

For Ad Valorem Tax purposes, the address of the property herein conveyed is: 3649 Cumberland Trace, Birmingham, Alabama.

The above-described property does constitute the homestead property of Grantor.

Being the same parcel of real property conveyed by General Warranty Deed from Drew E. Miller, Grantor, to Nancy E. Cooper, Grantee, dated September 26, 2014, and filed for record in the Office of the Judge of Probate of Shelby County, Alabama.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of December, 2023.



NANCY E. COOPER
GRANTOR

Shelby County, AL 02/14/2024
State of Alabama
Deed Tax: \$324.50

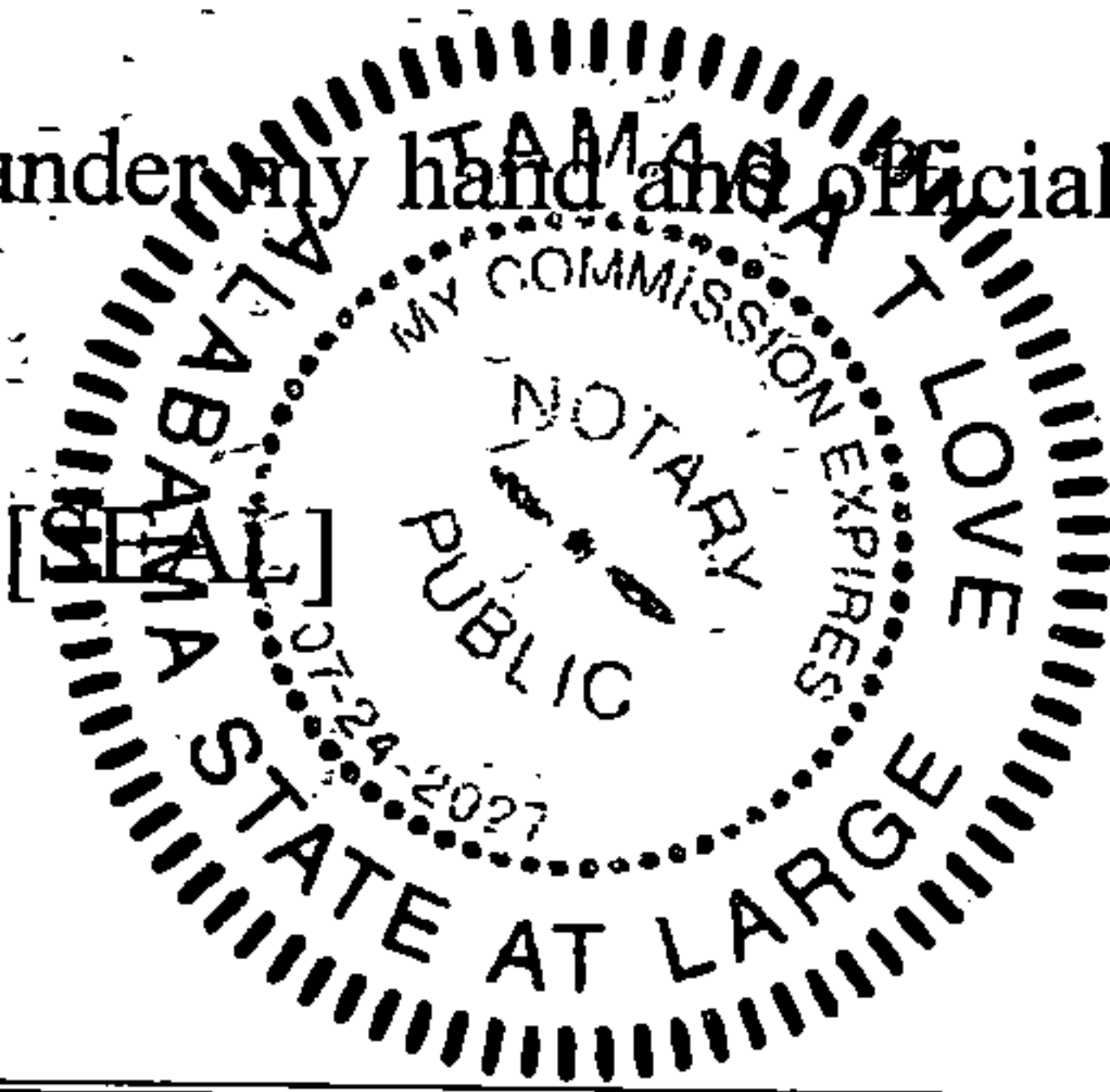


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STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **NANCY E. COOPER**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1 day of December, 2023.



Tamara S. Love
NOTARY PUBLIC
Commission expires: 7/24/2027

Grantee's Address:
James A. Rives, Trustee
P. O. Box 2148
Montgomery, AL 36102-2148

THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES AND THE PREPARER OF THIS INSTRUMENT MAKES NO WARRANTIES OR REPRESENTATIONS AS TO TITLE TO THE PROPERTY CONVEYED HEREIN.

This Instrument Prepared By:
Jack Owen
Ball, Ball, Matthews & Novak, P. A.
445 Dexter Avenue, Suite 9045
Montgomery, Alabama 36104
P. O. Box 2148
Montgomery, Alabama 36102-2148

Real Estate Sales Validation Form

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

Grantor's Name Nancy Cooper
Mailing Address 3649 Cumberland Trace
Birmingham, AL
35242

Grantee's Name James Rives
Mailing Address 3649 Cumberland Trace
Birmingham, AL
35242

Property Address 3649 Cumberland
Trace
Birmingham, AL
35242

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 324,500

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

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 2/14/24

Print Nancy Cooper

Sign Nancy Cooper

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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