



20240523000152870 1/3 \$60.00
Shelby Cnty Judge of Probate, AL
05/23/2024 09:08:02 AM FILED/CERT

This instrument prepared by:

Jim Pino, Esq.
Attorney at Law
363 Canyon Park Dr.
Pelham, AL 35124
Telephone: 205/663-1581

SEND TAX NOTICE TO:
CODY MICAH COOPER

THE PREPARER OF THIS QUITCLAIM DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF NOR HAS THE PREPARER TAKEN ANY STEPS TO REVIEW OR CONFIRM THE ACCURACY OF THE LEGAL DESCRIPTION WHICH WAS FURNISHED TO HIM FOR USE IN PREPARING THIS DEED. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE.

STATE OF ALABAMA)

SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for valuable consideration, the receipt whereof is hereby acknowledged, the undersigned, **Sandra S. Cooper**, a single woman, hereby releases, quitclaims, grants, sells, and conveys to **Cody Micah Cooper**, a single man (hereinafter called GRANTEE), all her right, title, interest, and claim in or to the following described real estate situated in Shelby County, Alabama, to wit:

Parcel A: A lot in Section 33, Township 19 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 33, Township 19 South, Range 1 east; thence run North along quarter-quarter section line a distance of 253.0 feet to a point on the North side of a gravel road; thence turn an angle of 76 degrees 00 minutes to the right and run along said gravel road a distance of 210.0 feet to the point of beginning; thence turn an angle of 09 degrees 22 minutes to the right and continue along said gravel road a distance of 210.69 feet; thence turn an angle of 85 degrees 22 minutes to the left and run a distance of 612.98 feet; then turn an angle of 90 degrees 0 minutes to the left and run a distance of 210.0 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 630.00 feet to the point of beginning, situated in the Southwest quarter of Northeast Quarter of Section 33, Township 19 South, Range 1 East, Shelby County, Alabama.

Property Address is: 931 Rock School Road, Harpersville, AL 35078

Shelby County, AL 05/23/2024
State of Alabama
Deed Tax: \$32.00

Parcel B: Commencing at the SW COR SW1/4 NE1/4 N253 feet then E210 feet then N20.06 to N Row Cox Rd, #450 & POB; N440.2 E 210 S406.54 to RD WY1212.36 to POB.

Property Address is: 931 Rock School Road, Harpersville, AL 35078

Grantor, Sandra S. Cooper, is the former spouse of Wayland Cooper, who died on June 4, 2016.

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

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 20th day of May, 2024.

Sandra S. Cooper
Sandra S. Cooper

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Sandra S. Cooper**, a single woman, 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 20th day of May, A.D., 2024.

Victoria Harkness
Notary Public
Commission Expires: _____

VICTORIA HARKNESS
Notary Public, Alabama State at Large
My Commission Expires 04/21/2027

Real Estate Sales Validation Form

20240523000152870 3/3 \$60.00
Shelby Cnty Judge of Probate, AL
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This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Sandra Cooper
Mailing Address 995 Rock School Rd.
Harpersville AL
35078

Grantee's Name Cody Cooper
Mailing Address 995 Rock School Rd.
Harpersville AL
35078

Property Address 931 Rock School Rd.
Harpersville AL
35078

Date of Sale 5/20/24

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 31,910⁰⁰

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 5/23/24

Print David Cooper

Sign 

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1