

Send tax notice to:
Kevin Bennett
187 Wildwood Lane
Indian Springs, AL, 35124

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2025140

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Seven Hundred Twenty-Five Thousand and 00/100 Dollars (\$725,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **William J Koopman and Lilliane K Koopman, Trustees of the Koopman 2021 Joint Revocable Trust** whose mailing address is: 260 Wind Crest, Alexander City AL 35010 (hereinafter referred to as "Grantor") by **Kevin Bennett and Madeleine Bennett** whose property address is: **187 Wildwood Lane, Indian Springs, AL, 35124** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Estate 28, according to the Map and Survey of Wildwood Park Residential Estates, as recorded in Map Book 5, page 78, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not due and payable until October 1, 2025.
2. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 42, Page 246.
3. Subject to covenants, conditions and restrictions as set forth in the document recorded in Deed Book 269, Page 534 and Instrument No. 1998-13252, and any amendments thereto, in the Probate Office of Shelby County, Alabama.
4. Right of way granted to Alabama Power Company and Southern Bell Telephone & Telegraph Company as set forth in Deed Book 271, Page 557, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Right of way granted to Alabama Power Company as set forth in Deed Book 124, Page 493 and Deed Book 214, Page 631.
6. Easements and building lines as shown on recorded map.
7. Restrictions, limitations, conditions and other provisions as set out in Map Book 5, Page 78 in the Probate Office.

\$487,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, Koopman 2021 Joint Revocable Trust, by William J Koopman and Lilliane K Koopman, its Trustees, who are authorized to execute this conveyance, have hereunto set its signature and seal on this the 2nd day of May, 2025.

Koopman 2021 Joint Revocable Trust

William J Koopman
BY: William J Koopman
ITS: Trustee

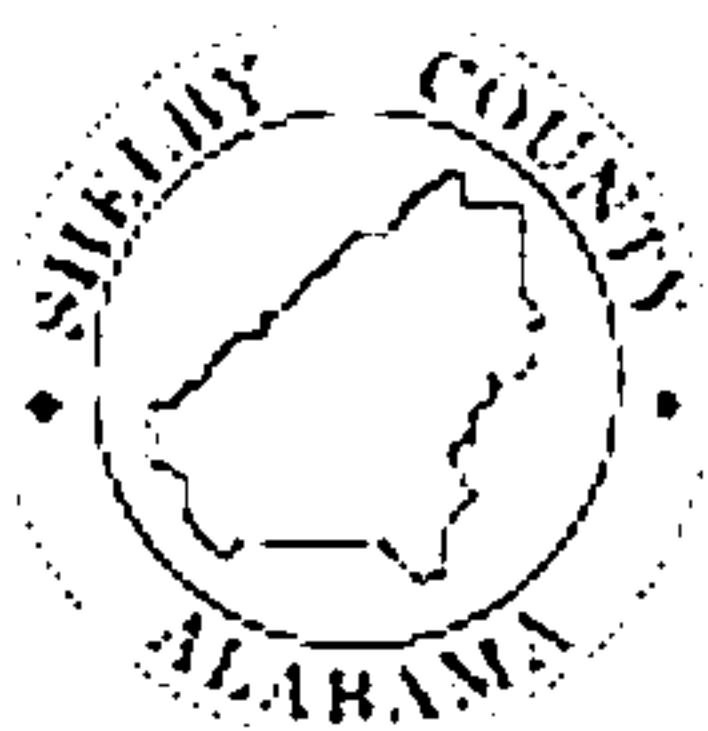
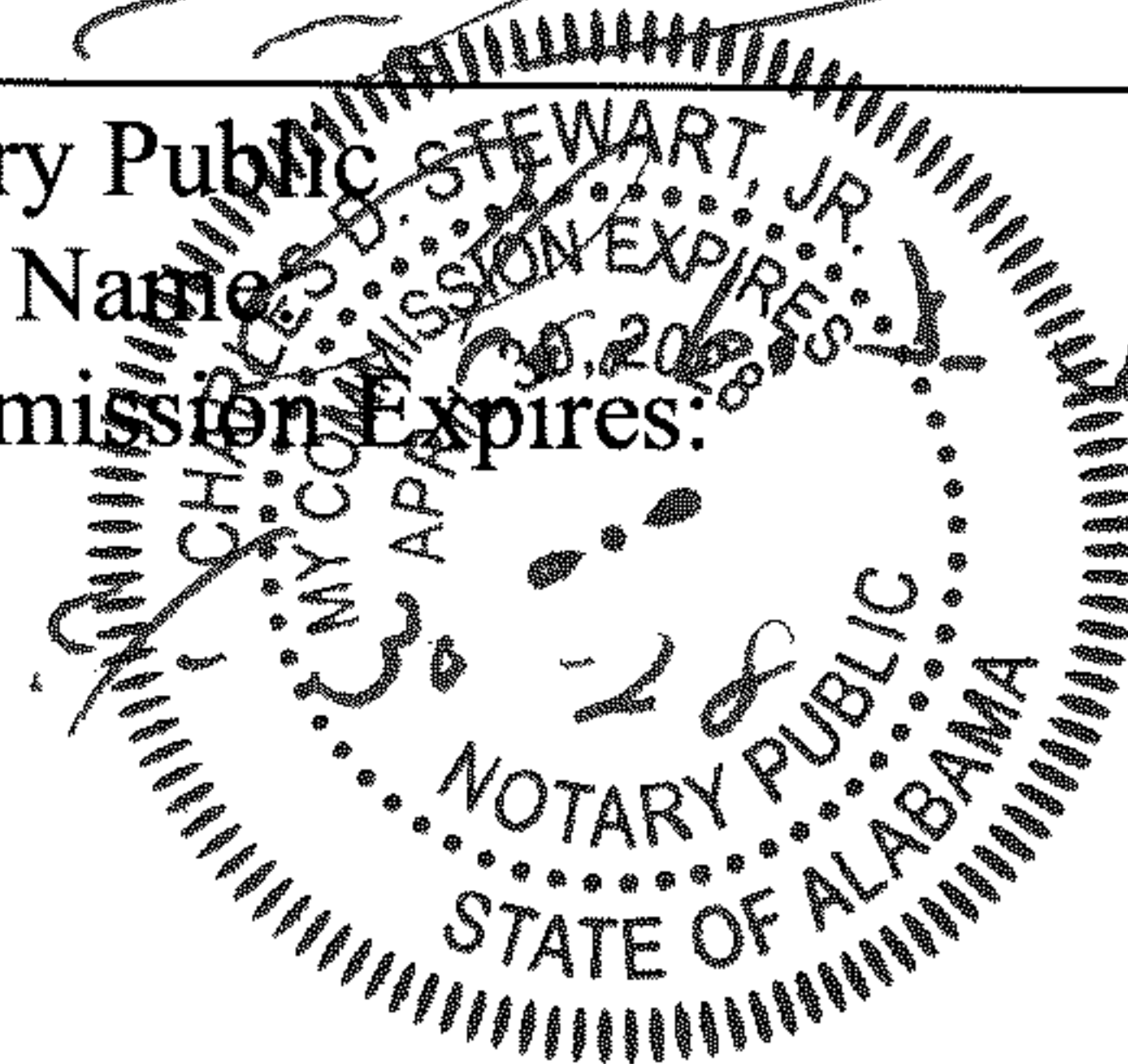
Lilliane K Koopman
BY: Lilliane K Koopman
ITS: Trustee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William J Koopman and Lilliane K Koopman, whose name as Trustees of the Koopman 2021 Joint Revocable Trust, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, they executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this the 2nd day of May, 2025.

Charles D. Stewart, Jr.
Notary Public
Print Name
Commission Expires: 05.20.26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/05/2025 11:11:15 AM
\$263.50 JOANN
20250505000133140

Allie S. Bayl