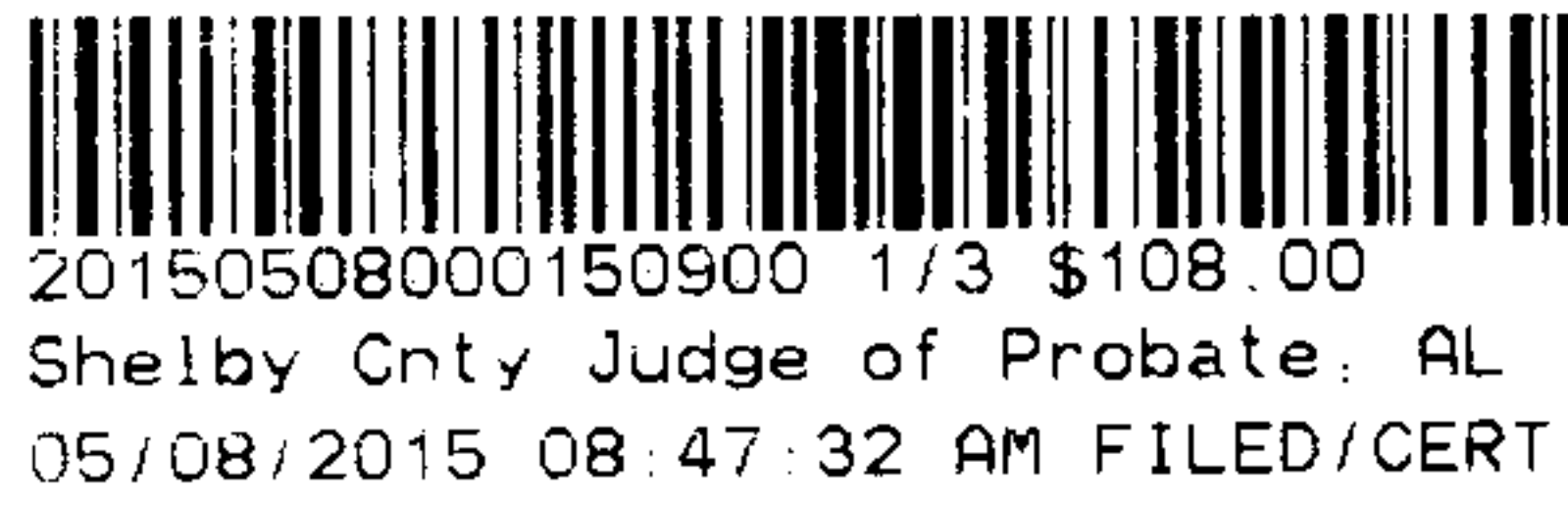


This instrument was prepared by:  
**Mike T. Atchison**  
Attorney At Law, Inc.  
P O Box 822  
Columbiana, AL 35051



Send Tax Notice to:  
**Fountain Rental Properties, LLC**  
7512 Hwy 55  
Wilsonville AL 35186

## QUITCLAIM DEED

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Eighty Seven Thousand Six Hundred Fifty Eight DOLLARS and NO/00 (\$ 87,658.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we **Robert Coker and wife, Tammi Coker** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Fountain Rental Properties, LLC** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*See attached Exhibit A for Legal Description.*

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2015.
2. Easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the homestead of the Grantors.

Robert Coker and Bob Coker are one in the same person. Tammi Coker and Tami Coker are one in the same person. No part of the homestead of the Grantors herein.

TO HAVE AND TO HOLD to said GRANTEE forever.

***This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument***

Given under my hand and seal, this 13th day of April, 2015.

Robert Coker

Tami Coker

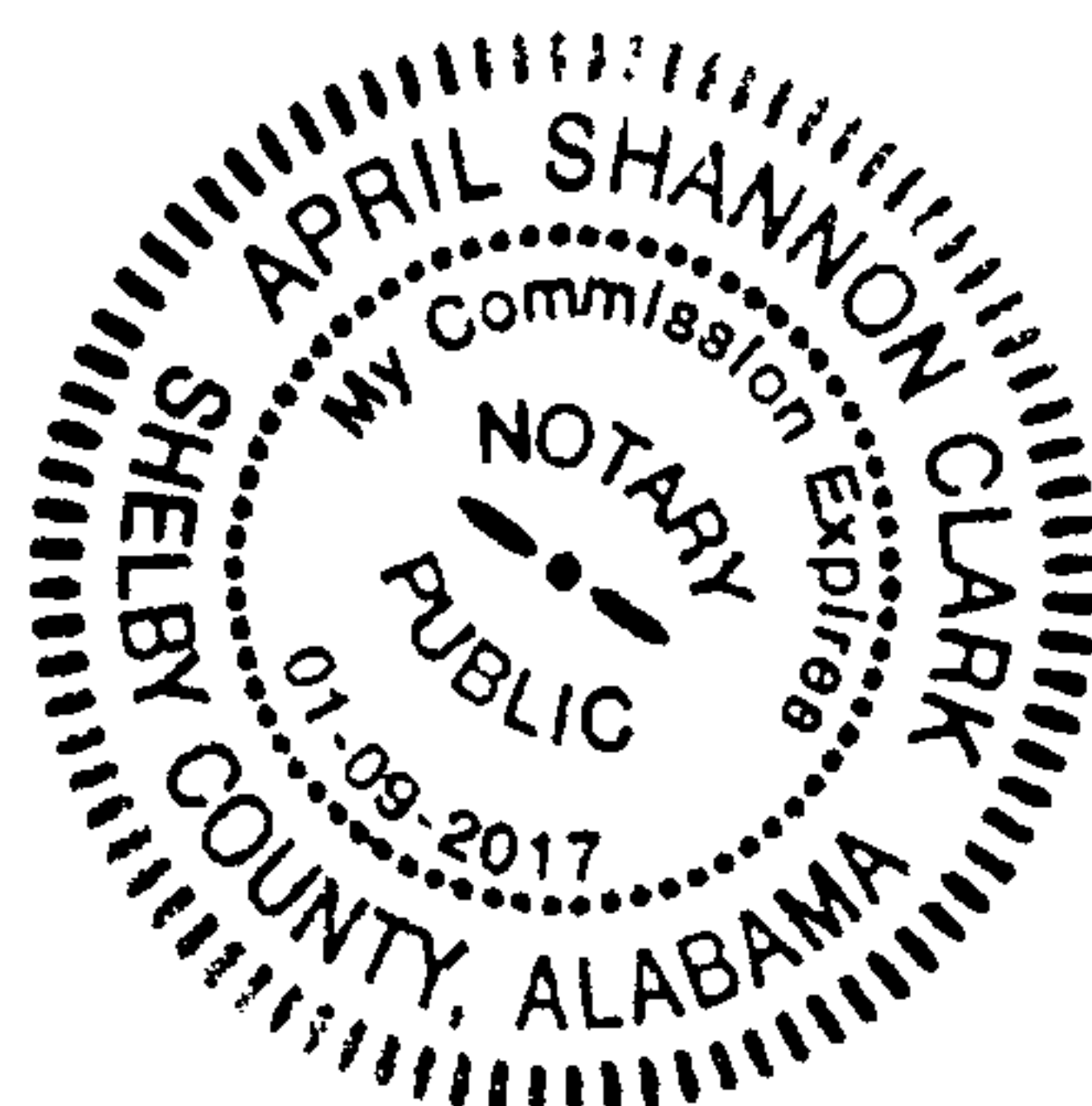
Shelby County, AL 05/08/2015  
State of Alabama  
Deed Tax: \$88.00

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Robert Coker and Tami Coker**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13<sup>th</sup> day of April, 2015.

Notary Public  
My Commission Expires: 1-9-2017



**EXHIBIT A - LEGAL DESCRIPTION**  
**Shelby County Property**

113 Carter Lane, Columbiana AL 35051:

Commence at the intersection of Thompson Street and Carters Lane, in the City of Columbiana, Alabama; thence run westerly along the center of said Carters Lane for 256.16 feet; thence 2 deg. 29 min. 40 sec. right continue along said street for 70.72 feet; thence 80 deg. 35 min. 50 sec. left run 16.8 feet to the southerly right of way of Carters Lane and the point of beginning; thence continue along last described course for 160.06 feet; thence 83 deg. 42 min. 32 sec. right run westerly for 100.15 feet; thence 95 deg. 37 min. 40 sec right run northerly for 160.0 feet to the southerly right of way of said Carters Lane; thence 84 deg 27 min right run 102.0 feet to the point of beginning; being situated in the NW ¼ of the NW ¼ of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.



20150508000150900 2/3 \$108.00  
Shelby Cnty Judge of Probate, AL  
05/08/2015 08:47:32 AM FILED/CERT



Real Estate Sales Validation Form

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

Grantor's Name Robert Coker
Mailing Address 7512 Hwy 22, Wilsonville AL 35186
Property Address 113 Carter Ln, Columbiana

Grantee's Name Fountain Rental Prop
Mailing Address 7512 Hwy 22, Wilsonville AL 35186
Date of Sale 4-13-15
Total Purchase Price
or
Actual Value
or
Assessor's Market Value 87,658.00

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 tax value

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 of 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

Print Mike T. Atchison

Unattested (verified by)

Sign Mike T Atchison (Grantor/Grantee/Owner/Agent) circle one

