

48691
Shelby



20150903000307390 1/4 \$31.50
Shelby Cnty Judge of Probate, AL
09/03/2015 08:13:15 AM FILED/CERT

STATE OF ALABAMA

Warranty Deed

COUNTY OF SHELBY

JOINTLY WITH RIGHT OF SURVIVORSHIP

Source of title Deed Book 2014, page 22582.

Know all Men by these Presents: That, in consideration of One Hundred Sixty Two Thousand and No/100 Dollars (\$162,000.00) **the amount of which can be verified in the Sales Contract between the parties hereto**, and other good and valuable consideration to it in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **D&P, LLC**, an Alabama limited liability company, having an address of P.O. Box 127, Jemison, AL 35085 (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **RAYMOND COLEMAN, JR. AND PATRICIA COLEMAN**, husband and wife, having an address of 78 Harris Lane, Maylene, AL 35114 (herein referred to as "Grantees") all of Grantor's interest in and to the following described real estate situated in Montevallo, Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO: Taxes for the current year and subsequent years, a lien not yet due and payable, and any and all restrictions, easements, exceptions, reservations and rights of way of record, if any.

Property Address: **440 COUNTY ROAD 200, MONTEVALLO, AL 35115**

PATRICIA COLEMAN IS ALSO KNOWN AS PATRICIA ANN COLEMAN.
RAYMOND COLEMAN, JR. IS ALSO KNOWN AS RAYMOND K COLEMAN, JR.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

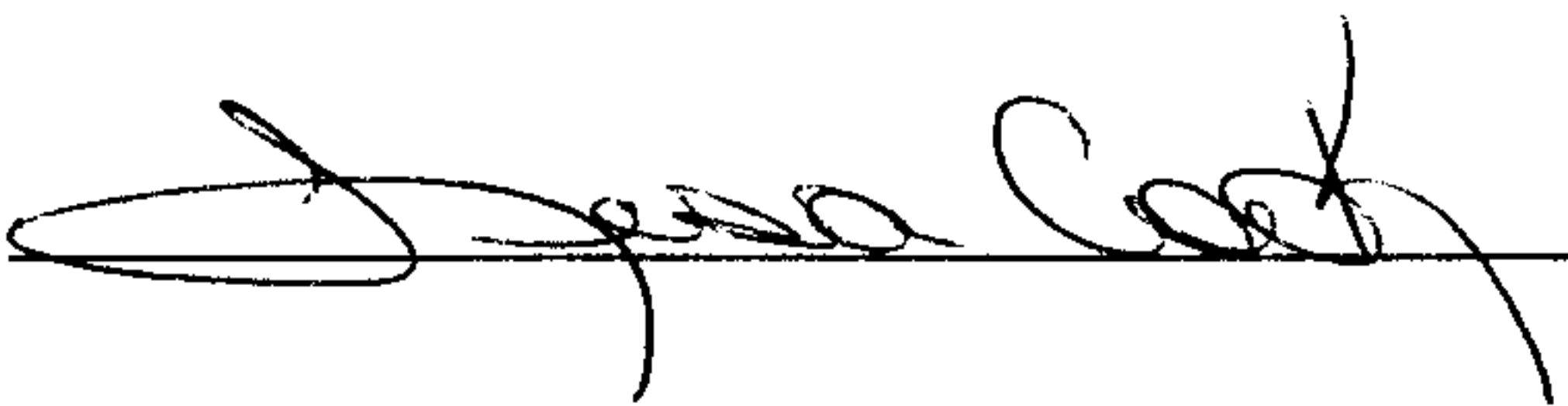
To Have and To Hold the aforegranted premises to the said Grantees as joint tenants with right of survivorship for and during their joint lives, and upon the death of either of them then to the survivor of them, in fee simple, and to the successors and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantor does, for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that the premises is free from all encumbrances, except as otherwise noted

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 premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons claiming by and through Grantor.

In Witness Whereof, the said Grantor has set its hand and seal this 25th day of August, 2015.

D&P, LLC

By: 

Name: Lesa Cook

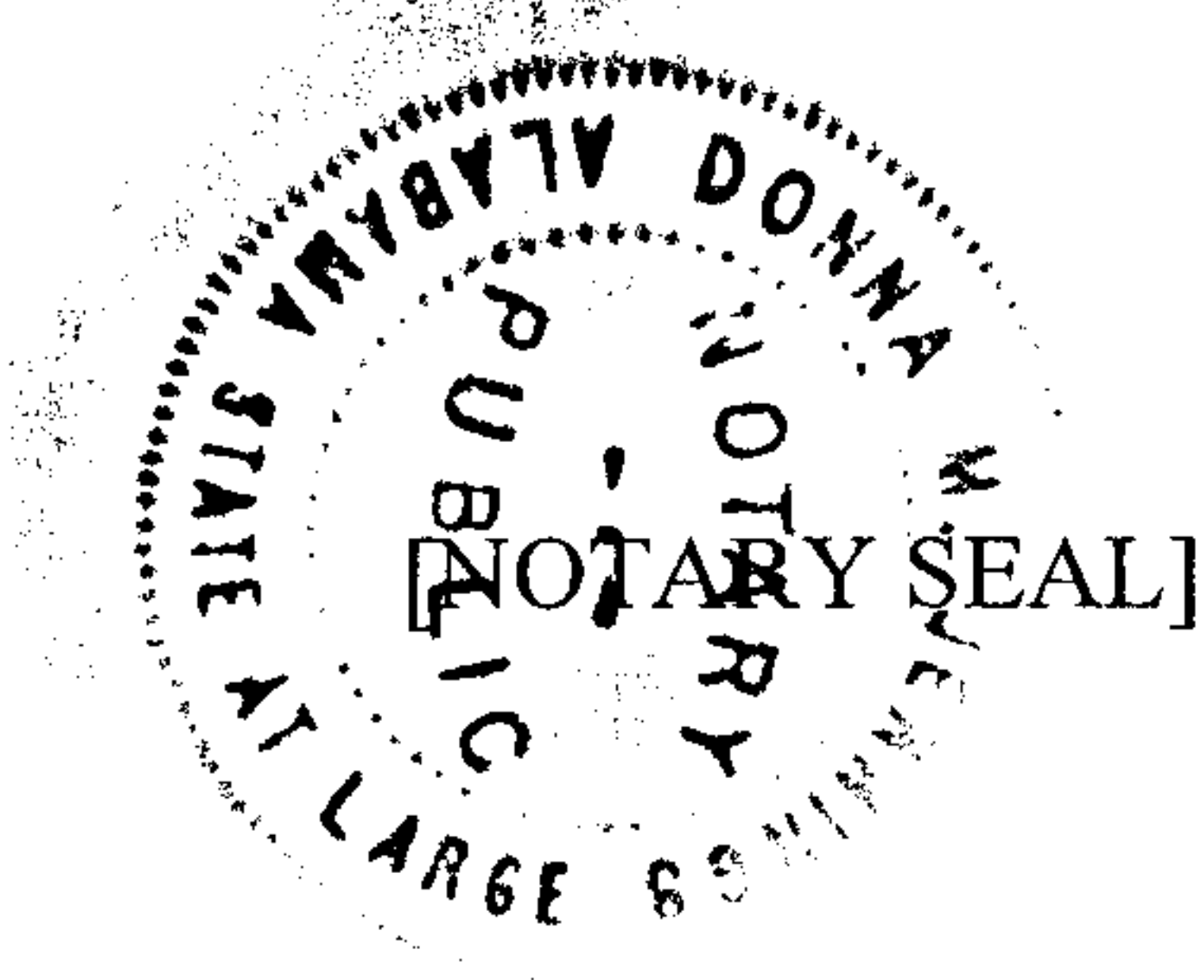
Title: Member

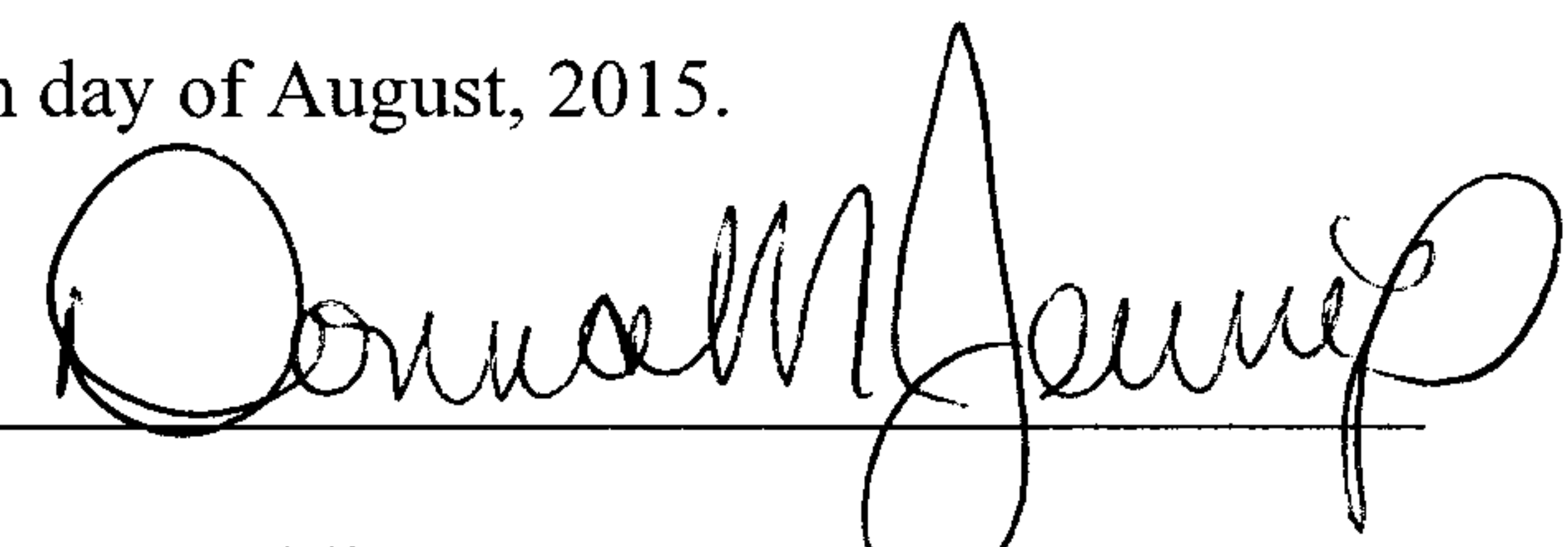
STATE OF ALABAMA

COUNTY OF SHELBY

I, Donna M. Jennings undersigned, a Notary Public in and for said County in said State, hereby certify that Lesa Cook, whose name as MEMBER of D&P, LLC, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he, as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 25th day of August, 2015.




Notary Public
My commission expires 11/30/2019

THIS INSTRUMENT PREPARED BY:

Donna M. Jennings, The Jennings Law Firm, 205 4th St N, Clanton, AL 35045,
205-602-6110

EXHIBIT A

Legal Description

The land referred to in this Commitment is described as follows:

A part of the Southwest 1/4 of ~~the~~ Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 11, Township 24 North, Range 12 East being more particularly described as Follows;

Commence at the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 11, Township 24 North, Range 12 East, Shelby County, Alabama and run thence North 69.9 feet; thence run West and parallel with the South line of said 1/4-1/4 Section a distance of 25.65 feet; thence turn an angle of 85 degrees 37 minutes to the left and run Southwesterly 115.0 feet along Wallace Lane to the point of beginning of the lot herein described; thence continue in the same Southwesterly direction along the West line of Wallace Lane a distance of 208.7 feet; thence Westerly and perpendicular to Wallace and perpendicular to Wallace Lane 208.75 feet; thence Northerly and parallel with Wallace Lane 208.7 feet; thence Easterly and perpendicular to Wallace Lane 208.7 feet to the point of beginning. Being situated in the Northwest 1/4 of the Southeast 1/4 of Section 11, Township 24 North, Range 12 East, Shelby County, Alabama



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Real Estate Sales Validation Form

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

Grantor's Name D+ P, LLC
Mailing Address PO Box 127

Grantee's Name Raymond Coleman, Jr
Mailing Address + Patricia Coleman

Property Address 440 County Rd 200
Montevallo, AL 35115

Date of Sale 8-25-15
Total Purchase Price \$ 162,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



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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
4 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 8/25/15

Print Alicia Brown

____ Unattested

(verified by)

Sign

Alicia

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1