This instrument was prepared by:
Josh L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To: Thomas Harold Coffey Janet E. Coffey 436 Glen Iris Circle Pelham, AL 35124

<u>CORPORATION FORM STATUTORY WARRANTY DEED – Jointly for Life with Remainder to Survivor</u>

STATE OF ALABAMA)		
SHELBY COUNTY)		
	e Hundred Ninety Five Thousand Five Hundred Thirt o/100 (\$ 395,530.	
to the undersigned grantor, SB I hand paid by the grantees herein	DEV. CORP. , an Alabama corporation, (herein referred to n, the receipt whereof is hereby acknowledged, the said GI ell and convey unto <u>Thomas Harold Coffey and Janet</u>	as GRANTOR) in RANTOR does by E. Coffey
.	, (herein referred to as Grantee ath of either of them, then to the survivor of them in fee sind right of reversion, the following described real estate, so	nple, together with
SEE ATTACHED EXHI	BIT "A" FOR LEGAL DESCRIPTION.	
\$336,201.00 of the purchase closed simultaneously here	e price recited above is being paid by a mortgage with.	loan
heirs and assigns forever, it being hereby created is severed or term herein survives the other, the ent survive the other, then the heirs at IN WITNESS WHEREO execute this conveyance, hereto	OLD unto the said grantees, as joint tenants, with right of any the intention of the parties to this conveyance, that (unless minated during the joint lives of the grantees herein) in the tire interest in fee simple shall pass to the surviving grantee, and assigns of the grantees herein shall take as tenants in composition. F, the said GRANTOR, by its Authorized Representative, where its signature and seal, this the	s the joint tenancy event one grantee and if one does not mon.
2017	SB DEV. CORP.	
	By: Manuel Hans	2. Contraction of the second s
STATE OF ALABAMA) JEFFERSON COUNTY)		
J. Daniel Garrett corporation, is signed to the foreday to be effective on the 26th of the conveyance, he, as such of said corporation.	d, a Notary Public in and for said County, in said State, I, whose name as Authorized Representative of SB egoing conveyance and who is known to me, acknowledged, and, 20, that, being information fricer and with full authority, executed the same voluntarily for, and	DEV. CORP., a before me on this ned of the contents
My Commission Expires:	Notary Public Notary Public	Early

EXHIBIT "A"

Lot 2049, according to the Survey of Glen Iris at Kilkerran Phase 3, Sector 2, as recorded in Map Book 47, Page 21, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Taxes and assessments for the current year and subsequent years and not yet due and payable;
- 2. Easement(s) building line(s) and restriction(s) as shown on recorded map;
- 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein;
- 4. Restrictions appearing of record in Inst. No. 2017-71.

20170627000229090 06/27/2017 10:46:53 AM DEEDS 3/3

Real Estate Sales Validation Form

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

Grantor's Name	SB Dev. Corp.			
Mailing Address	3545 Market Street Hoover, AL 35226			
Grantee's Name	Thomas Harold Coffey Janet E. Coffey			
Mailing Address	436 Glen Iris Circle Pelham, AL 35124			
Property Address	436 Glen Iris Circle Pelham, AL 35124	Sellin Colon	Filed and Recorded Official Public Records Judge James W. Fuhrmeister, Probate Judge,	
Date of Sale	June 26, 2017		County Clerk Shelby County, AL 06/27/2017 10:46:53 AM S80.50 CHERRY	مد ع
Total Purchase Price or Actual Value \$ or Assessor's Market Value	\$395,530.00 \$		20170627000229090	
The purchase price or actual value Bill of Sale Sales Contract Closing Stateme If the conveyance document prese is not required.	nt	_Appraisal _Other		
is not required.				
Grantor's name and mailing address. Grantee's name and mailing address.	ss – provide the name of the			
	*	•		s being conveyed.
Property address – the physical ad	dress of the property being of	conveyed, if available		
Date of Sale – the date on which is	nterest to the property was c	onveyed.		
Total Purchase price – the total an offered for record.	nount paid for the purchase of	of the property, both i	real and personal, being conv	veyed by the instrument
Actual value – if the property is no instrument offered for record. This market value.	•		•	
If no proof is provided and the value the property as determined by the used and the taxpayer will be penaltical.	local official charged with the	he responsibility of va	aluing property for property	
I attest, to the best of my knowled understand that any false statement 1975 §40-22-1 (h).				
Date June 26, 2017	Print:	Joshua L. Hartman	at birth and the state of the s	
Unattested	Sign:		And the second s	
(verifie	ed by)	(Grantor/Grantee/Ov	wner/Agent) circle one	