

20200814000349940
08/14/2020 08:12:42 AM
DEEDS 1/4

This instrument prepared by:
Jeff G. Underwood, Attorney
Tiffany & Bosco PA
2311 Highland Avenue South
Suite 330
Birmingham, Alabama 35205

Sent Tax Notice to:
Bryan A. Coyne.
Meredith B. Coyne

7431 Highway 49
Columbiana AL 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Hundred And 00/100 (\$500.00) and other good and valuable considerations to the undersigned, Elbert J. Buckelew Jr. and Mary Miller Buckelew, a married couple (hereinafter referred to as the "Grantors"), in hand paid by Bryan A. Coyne and Meredith B. Coyne, Jointly with right of survivorship (hereinafter referred to as the "Grantees"), the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto the said Grantees, the following described real estate situated in Shelby County, Alabama:

Commence at the SE corner of the SW 1/4 of the SE 1/4 or Section 11, Township 20 South, Range 1 West; thence North along the East line of said section for a distance of 522.53 feet; thence left 91 degrees 42 minutes 39 seconds for a distance of 129.66 feet; thence 00 degrees 22 minutes 30 seconds for a distance of 45.63 feet; thence left 00 degrees 50 minutes 52 seconds for a distance of 131.03 feet; thence left 00 degrees 02 minutes 43 seconds for a distance of 110.28 feet; thence turn left 00 degrees 02 minutes 44 seconds for a distance of 93.56 feet; thence 00 degrees 11 minutes 03 seconds for a distance of 103.01; thence 00 degrees 02 minutes 49 seconds for a distance of 13.83 feet to the point of beginning; thence 90 degrees 38 minutes 08 seconds for a distance of 191.96 feet; thence turn left 04 degrees 30 minutes 55 seconds for a distance of 146.98 feet; thence turn left 88 degrees 24 minutes 52 seconds for a distance of 90.55 feet; thence 82 degrees 18 minutes 07 seconds for a distance of 29.23 feet; thence turn left 09 degrees 51 minutes 36 seconds for a distance of 100.76 feet; thence left 85 degrees 38 minutes 52 seconds for a distance of 152.88 feet; thence left 21 degrees 19 minutes 45 seconds for a distance of 37.72 feet; thence 11 degrees 57 minutes 14 seconds for a distance of 70.30 feet; thence turn left 09 degrees 57 minutes 50 seconds for a distance of 55.36 feet; thence left 01 degree 44 minutes 54 seconds for a distance of 154.96 feet; thence left 104 degrees 13 minutes 26 seconds for a distance of 58.59 feet; thence 14 degrees 45 minutes 03 seconds for a distance of 48.15 feet; thence left 18 degrees 38 minutes 35 seconds for a distance of 35.21 feet; thence left 32 degrees 16 minutes 01 seconds for a distance of 65.16 feet; thence 70 degrees 10 minutes 30 seconds for a distance of 57.93 feet; thence 25 degrees 25 minutes 39 seconds for a distance of 39.14 feet; thence left 7 degrees 59 minutes 49 seconds for a distance of 49.94 feet; thence left 91 degrees 03 minutes 37 seconds for a distance of 78.36 feet; thence left 00 degrees 15 minutes 45 seconds for a distance of 116.62 feet; thence 00 degrees 41 minutes 13 seconds for a distance of 99.03 feet; thence 00 degrees 14 minutes 05 seconds for a distance of 98.68 feet to the point of beginning.

ALSO KNOWN AS: Lot 3 according to the Final Plat of Buckelew Family Subdivision as recorded in Map Book 40, Page 58, in the Probate Office of Shelby County, Alabama.

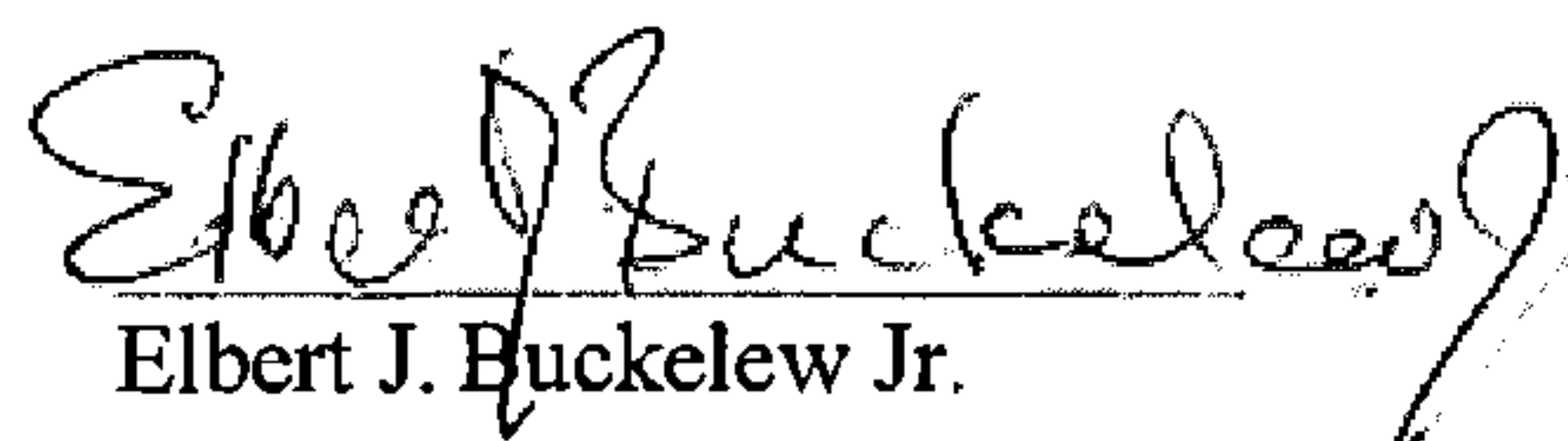
Grantor(s) and Grantee(s) are designated legally related family members as defined by the Subdivision Regulations of Shelby County, Alabama. Section 1.09, Adopted February 12, 2007 (Resolution No. 07-02-12-07), as amended February 9, 2009 (Resolution No. 09-02-09-06) and further amended August 26, 2019 (Resolution 19-8-26-04).

Subject to:

1. Ad valorem taxes for the current tax year
2. Easement/right of way to Shelby County as recorded in Deed Book 135 Page 109.
3. Restrictive covenant as recorded in Deed Book 337 Page 812, Book 149 Page 526.
4. Easement, right of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.
5. Restrictions as shown on recorded plat.

TO HAVE AND TO HOLD the Grantors do for their selves and their heirs assign, covenant with the said Grantees that Grantors are lawfully seized of said premises in fee simple, that it is free from all encumbrances except as hereinabove stated, that Grantors have a good right to sell and convey the same as aforesaid; and that Grantors will, and their heirs and assigns shall, warrant and defend the same unto the said Grantees, their successors and assigns forever, against the lawful claims of any and all persons.

IN WITNESS WHEREOF, the said Grantors, have hereto set their signatures this the 13TH day of August, 2020.


Elbert J. Buckelew Jr.


Mary Miller Buckelew


STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elbert J. Buckelew Jr and Mary Miller Buckelew, a married couple have signed the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they executed same voluntarily.

Given under my hand and official seal this the 13TH day of August, 2020.



2020-000201


NOTARY PUBLIC
My commission expires:
AFFIX SEAL



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/14/2020 08:12:42 AM
\$501.50 CHERRY
20200814000349940

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name ELBERT J. Buckelew JR Grantee's Name Bryan A. Coyne
Mailing Address MARY Miller Buckelew Mailing Address Meredith B. Coyne
PO Box 465 7431 Highway 49
Chelsea AL 35043 Columbiana AL 3505

Property Address 7431 Highway 49 Date of Sale _____
Columbiana AL 35051 Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 470,480⁰⁰

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 ☒ Appraisal
☐ Sales Contract ☒ Other
☐ Closing Statement

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 8-13-2020

Print Tiffany E. Bosco PA

Unattested _____
(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1