

Property Address:
161 Jecoma Circle
Calera, AL 35040

Grantee's Address:
*1125 Weybridge Way
Pelham, AL 35124*

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of FIVE HUNDRED THOUSAND AND 00/100 (\$500,000.00), and other good and valuable consideration in hand paid to The Estate of Shirley Scott Coggins (aka Shirley S. Coggins), Shelby County Probate Case No. PR-2017-000572, (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the Zane Broadhead and Summer Nichole Broadhead, husband and wife, as joint tenants with right of survivorship (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

Parcel 1:

A parcel of land situated in the Southwest quarter of the Southwest quarter of Section 34, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of said Southwest quarter of the Southwest quarter of Section 34, Township 21 South, Range 2 West and run North 87 degrees 58 minutes 10 seconds East along the South line of said quarter-quarter section for a distance of 663.18 feet to the point of beginning of the herein described parcel. From said point of beginning continue North 87 degrees 58 minutes 10 seconds East along said South line for a distance of 123.18 feet; thence run North 4 degrees 35 minutes 27 seconds East for a distance of 225.34 feet; thence run North 15 degrees 06 minutes 38 seconds West for a distance of 30.43 feet; thence run North 12 degrees 59 minutes 34 seconds East for a distance of 359.31 feet; thence run North 27 degrees 57 minutes 28 seconds East for a distance of 88.66 feet; thence run South 84 degrees 34 minutes 47 seconds West for a distance of 319.29 feet; thence run South 5 degrees 25 minutes 13 seconds East for a distance of 659.57 feet to the point of beginning.

Prior Deed Reference: Instrument # 20050301000096819

Parcel 2:

A parcel of land situated in the SW 1/4 of the SW 1/4 of Section 34, Township 21 South, Range 2 West in Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest Corner of said SW 1/4 of the SW 1/4 of Section 34, Township 21 South, Range 2 West and run North 87°58'10" East along the South line of said 1/4-1/4 section for a distance of 663.18 feet; thence run North 5°25'13" West for a distance of 659.57 feet to the Point of Beginning of the herein described parcel. From said Point of Beginning continue North 5°25'13" West for a distance of 419.89 feet to a point on a curve to the left having a radius of 5831.58 feet and a central angle of 4°06'51"; thence run along the arc of said curve for a distance of 418.73 feet; thence run South 12°38'32" East for a distance of 82.48 feet; thence run South 0°44'09" East for a distance of 178.00 feet; thence run South 20°27'42" West for a distance of 109.98 feet; thence run South 27°57'28" West for a distance of 85.55 feet; thence run South 84°34'47" West for a distance of 319.29 feet to the Point of Beginning. Said parcel contains 169,500.30 square feet or 3.89 acres, more or less.

Prior Deed Reference: Instrument # 1999-02879

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

NOTE: Grantee, Leonard W. Coggins, in previous deed, passed from this life on or about the 1st day of October, 2016 and predeceased Shirley Scott Coggins, aka Shirley S. Coggins, who passed from this life on or about the 13th day of July, 2017, leaving her as sole owner of the above-recited real estate at the time of her passing.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

For ad valorem tax purposes only, the address for the above described property is 161 Jecoma Circle Calera, AL 35040.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants

and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 23rd of June, 2023.

The Estate of Shirley Scott Coggins (aka Shirley S. Coggins), Shelby County Probate Case No. PR-2017-000572

By: Maryland Tracy - Personal Representative
Maryland Tracy, Personal Representative

Maryland Tracy
Maryland Tracy, as sole heir to the Estate of Shirley Scott Coggins, (aka Shirley S. Coggins)

Raymond Bradley Tracy
Raymond Bradley Tracy, as husband of Maryland Tracy

STATE OF ALABAMA
COUNTY OF SHELBY

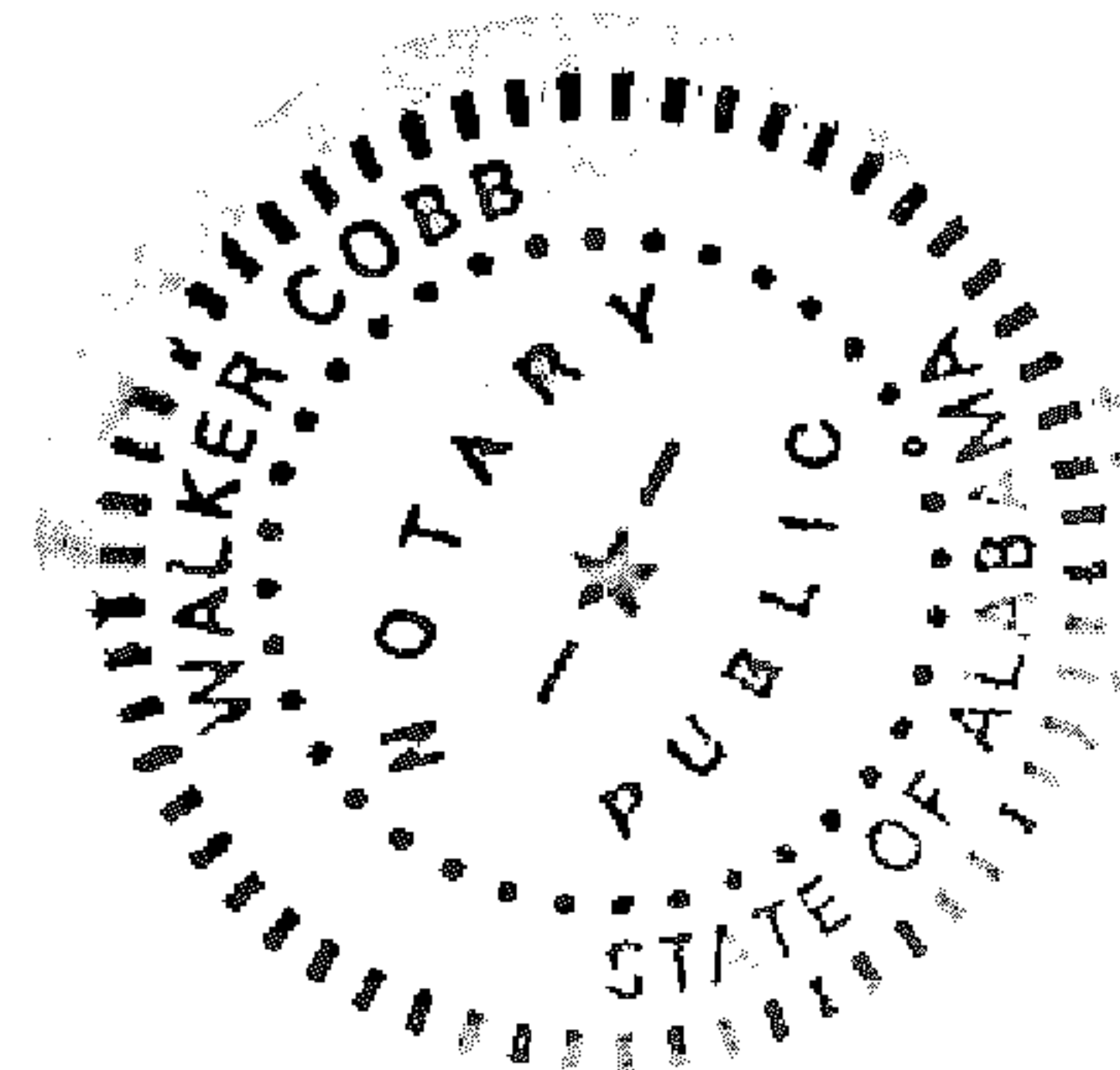
I, the undersigned Notary Public in and for said County and State, hereby certify that Maryland Tracy, Personal Representative of The Estate of Shirley Scott Coggins (aka Shirley S. Coggins), Shelby County Probate Case No. PR-2017-000572 whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of June, 2023.

Walker Cobb
Notary Public
My Commission Expires: 7/1/25

DOCUMENT PREPARED BY:
Jonathan Roper, esq.
3829 Lorna Rd., Suite 302
Hoover, AL 35244

AFTER RECORDING RETURN TO:
Roper and Wilson, LLC
3829 Lorna Rd., Suite 302
Hoover, AL 35244



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name The Estate of Shirley Scott Coggins (aka Shirley S. Coggins), Shelby County Probate Case No. PR-2017-000572Mailing Address 161 Jecoma Circle
Calera, AL 35040Property Address 161 Jecoma Circle
Calera, AL 35040Grantee's Name Zane Broadhead
Mailing Address 161 Jecoma Circle
Calera, AL 35040Date of Sale June 23, 2023Total Purchase Price \$500,000.00

Or

Actual Value \$ _____

Or

Assessor's Market Value \$ _____

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☐ Appraiser
☐ Other
Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/23/2023 12:38:45 PM
\$534.00 JOANN
20230623000187220*Allen S. Bayl*

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 6/23/23 Print Walker CobbUnattested _____
(verified by) _____ Sign Walker Cobb
(Grantor/Grantee/ Owner/Agent) circle one