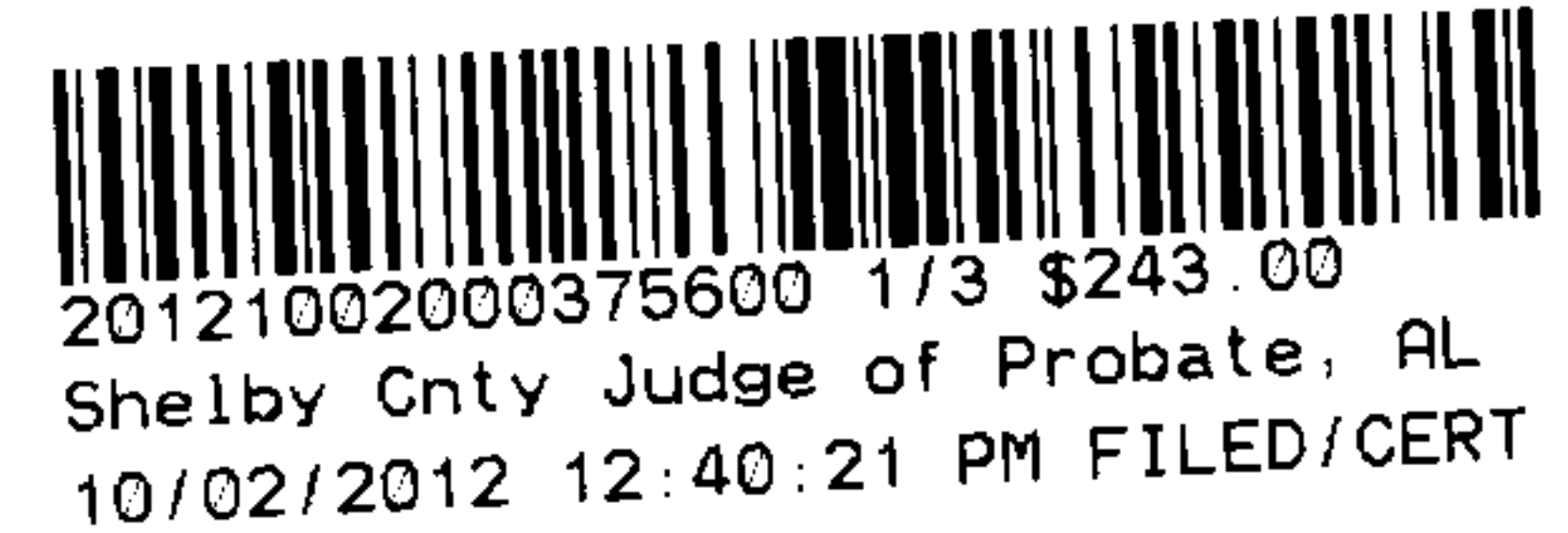


This document prepared by:  
Law Office of John A. Gant, P.C.  
200 Office Park Drive, Suite 210  
Birmingham, AL 35223

Send tax notice to:  
Wade and Suzanne Sadler  
1560 Laurens Street  
Birmingham, AL 35242

**GENERAL WARRANTY DEED**

STATE OF ALABAMA)  
COUNTY OF SHELBY)



KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Two Hundred Twenty Five Thousand and 00/100 Dollars (\$225,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, COREY M. COLEMAN and JESSICA A. COLEMAN, Husband and Wife, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto WADE B. SADLER and SUZANNE B. SADLER, as joint tenants with rights of survivorship, (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama:

Lot 103A, according to the Final Plat of the Residential Subdivision Beaumont - Phase 4, Resurvey of Lots 85-99 and 102-110, as recorded in Map Book 39, page 83, in the Probate Office of Shelby County, Alabama.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executors and administrator covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we are and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

I HEREBY CERTIFY THIS TO BE A TRUE  
AND EXACT COPY OF THE ORIGINAL.

A handwritten signature in cursive script, appearing to read "J A Gant", written over a horizontal line.

Shelby County, AL 10/02/2012  
State of Alabama  
Deed Tax: \$225.00

Dated this the 29 day of August, 2012.

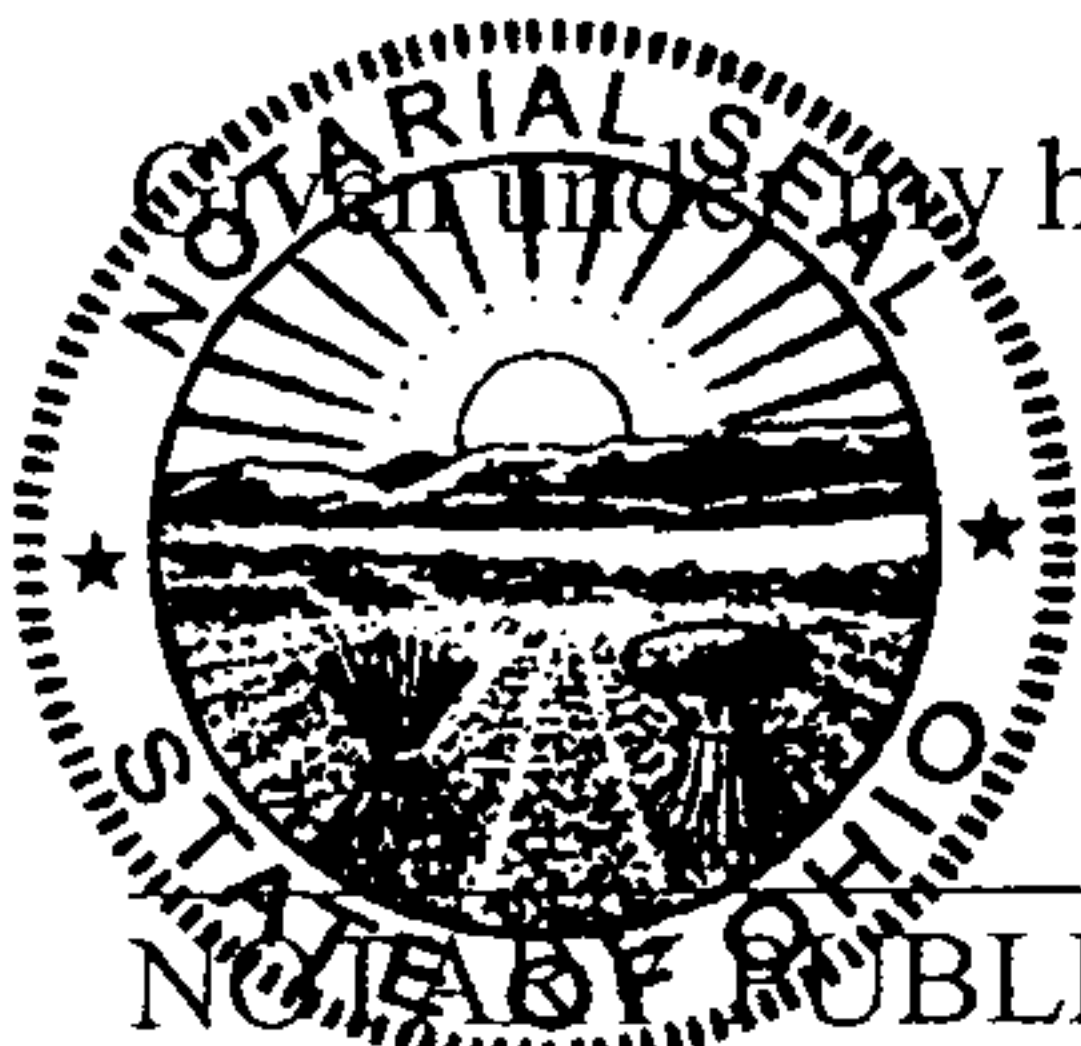
Corey M. Coleman  
COREY M. COLEMAN

Jessica A. Coleman  
JESSICA A. COLEMAN

20121002000375600 2/3 \$243.00  
Shelby Cnty Judge of Probate, AL  
10/02/2012 12:40:21 PM FILED/CERT

STATE OF Ohio )  
COUNTY OF Cuyahoga )

I, Nora K. Detwiler, a Notary Public in and for said County, in said State, hereby certify that COREY M. COLEMAN and JESSICA A. COLEMAN, whose names are signed to 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 the same voluntarily on the day the same bears date.



by hand and official seal this the 29th day of August, 2012.  
Nora K. Detwiler  
Notary Public, State of Ohio  
My Commission Expires 05-20-17

NOTARY PUBLIC:  
My commission expires:

**Property Address:**  
1560 Laurens St.  
Birmingham, AL 35242

**Grantee's Address:**  
1560 Laurens St.  
Birmingham, AL 35242

**Grantor's Address:**  
3279 Glencairn Rd.  
Shaker Heights, OH 44122

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE COPY  
J-A. Grant



# Real Estate Sales Validation Form

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

Grantor's Name Corey M. & Jessica A. Coleman  
Mailing Address 3279 Glencairn Rd.  
Shaker Heights, OH 44122

Grantee's Name Wade & Suzanne Sadler  
Mailing Address 1560 Laurens St.  
Birmingham, AL 35242

Property Address 1560 Laurens St.  
Birmingham, AL 35242

Date of Sale 8/30/2012

Total Purchase Price \$ 225,000.00

or

Actual Value \$


or

Assessor's Market Value \$

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage  
☐ Bill of Sale  
☒ Sales Contract

☒ Closing Statement  
☐ Other

  
20121002000375600 3/3 \$243.00  
Shelby Cnty Judge of Probate, AL  
10/02/2012 12:40:21 PM FILED/CERT

\* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

## 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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

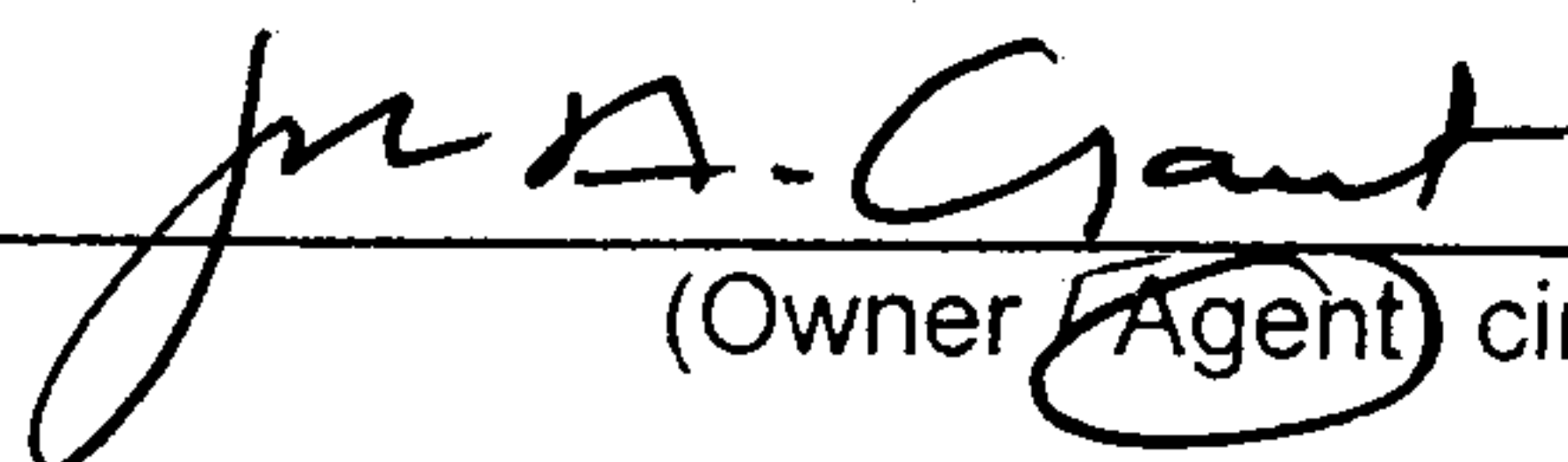
Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 10/1/2012

Print John A. Gant

Sign



(Owner Agent circle one)