

**This instrument was prepared by:**  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

**Send tax notice to:**  
**John Coats**  
**1074 Grand Oaks Drive**  
**Hoover, Alabama 35022**

## **WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**  
**SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Three Hundred Forty-Five Thousand and 00/100 Dollars (\$345,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

**Scott Johnson and his wife Tracy Johnson**

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

**John Coats and Deborah Coats**

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby** County, Alabama to-wit:

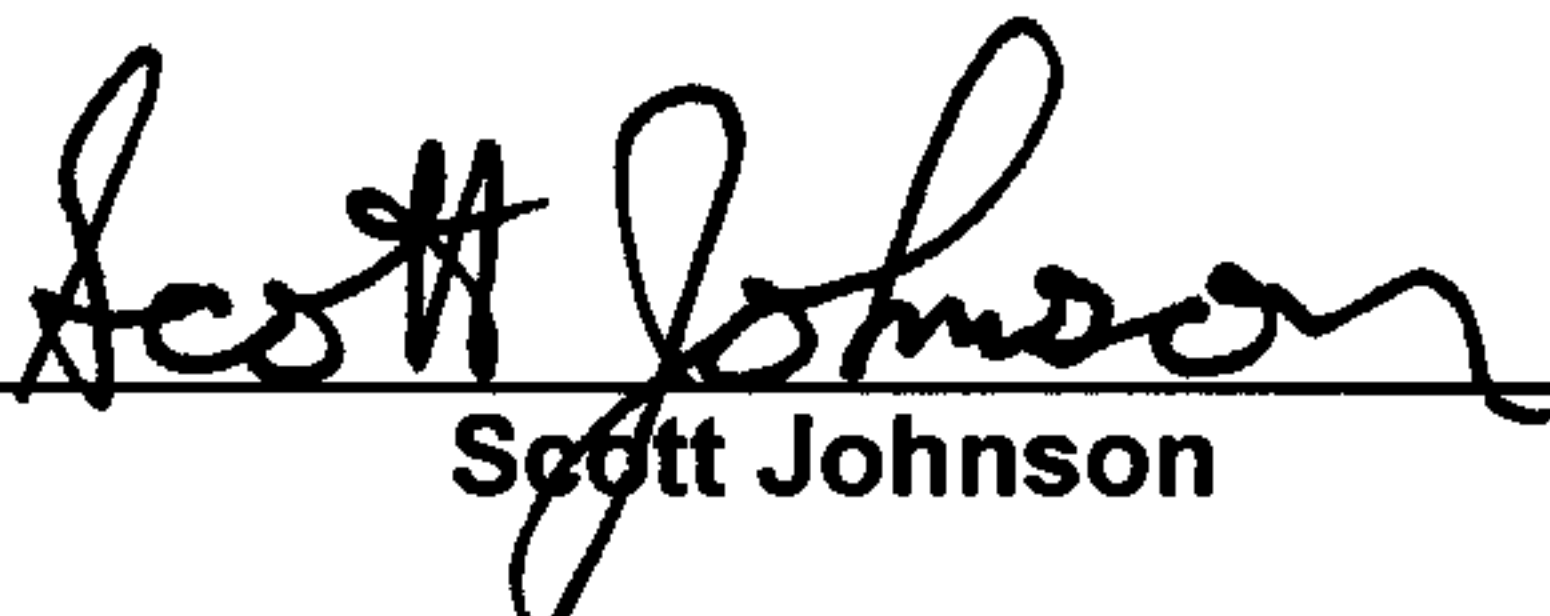
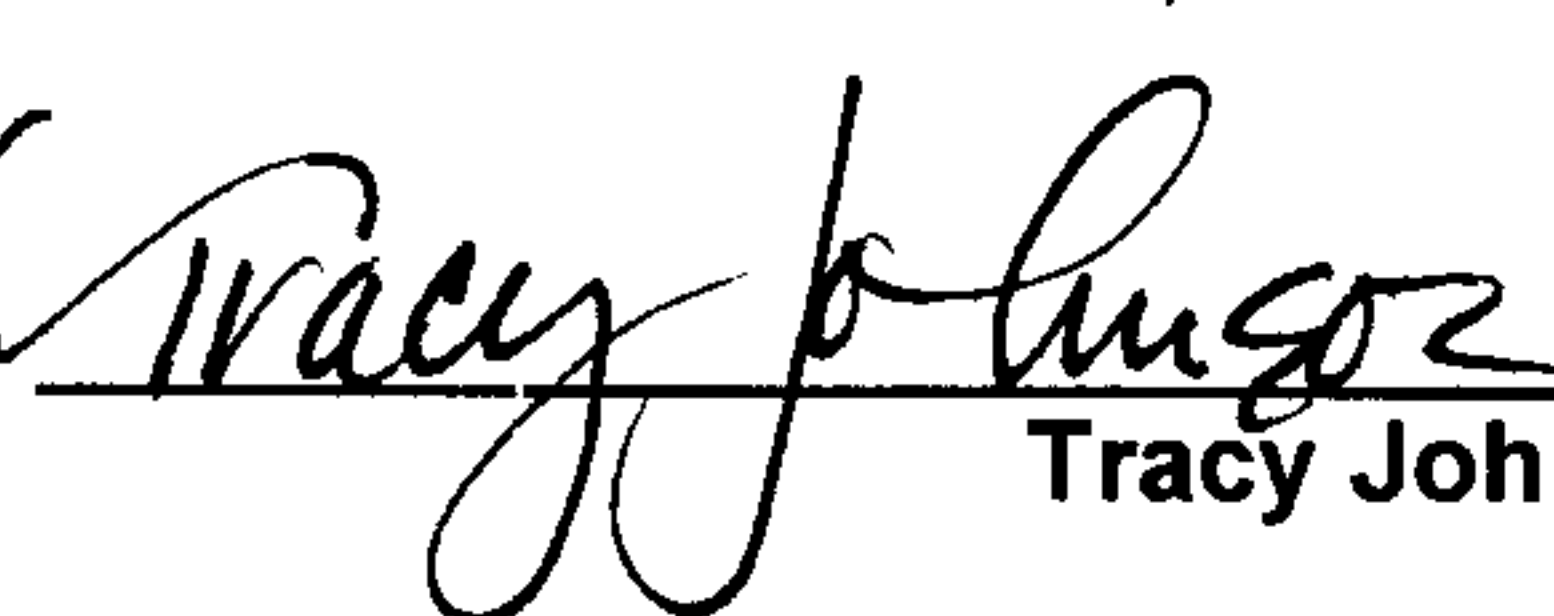
**Lot 37, according to the Final Plat of Grand Oaks, as recorded in Map Book 31, Page 68, in the Probate Office of Shelby County, Alabama**

Subject to: (1) 2013 ad valorem taxes not yet due and payable;  
(2) all mineral and mining rights not owned by the Grantors; and  
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

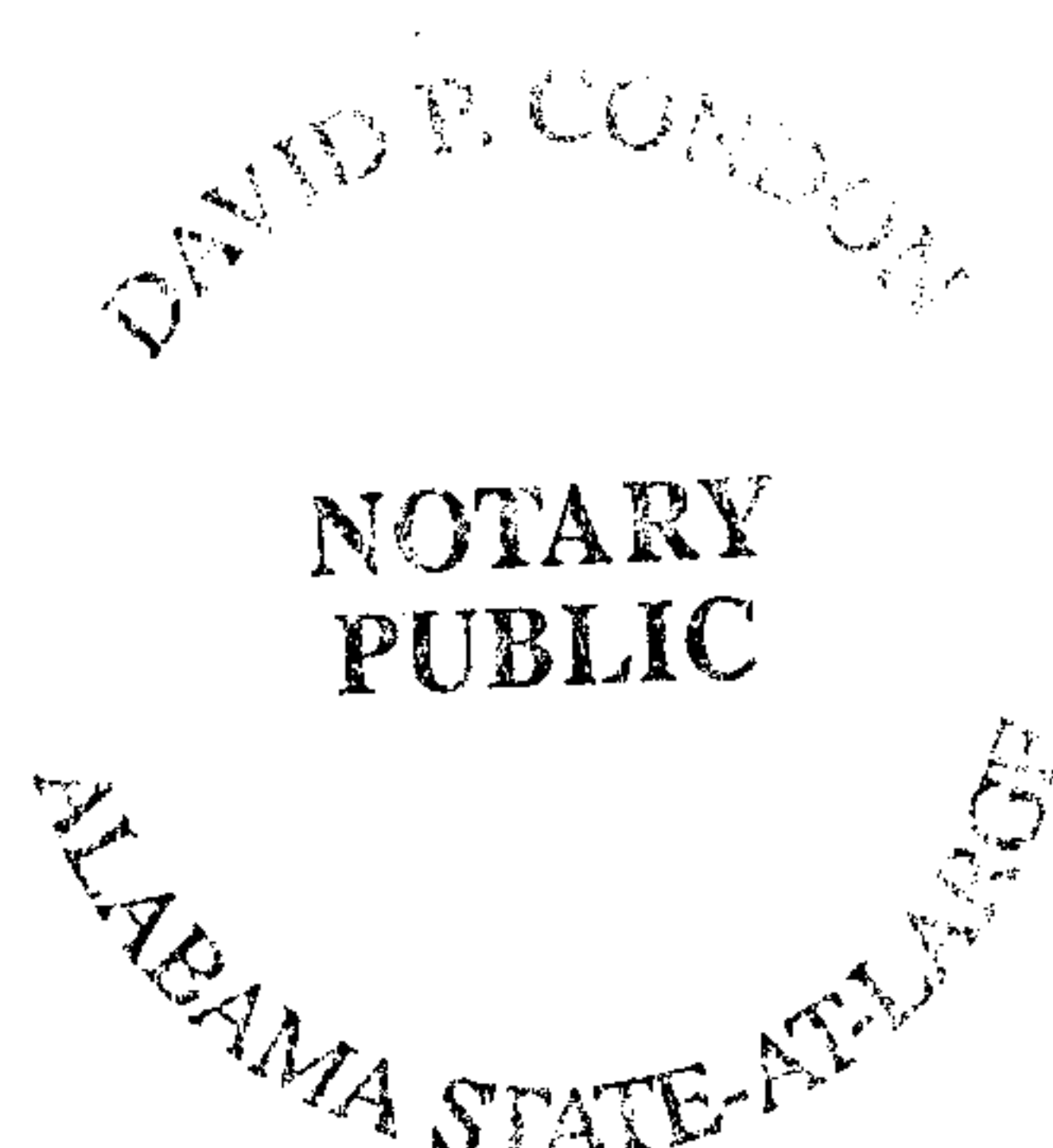
IN WITNESS WHEREOF, we have set our hands and seals, this **27th day of August, 2013.**

 (Seal)  (Seal)  
**Scott Johnson** **Tracy Johnson**


**STATE OF ALABAMA**  
**JEFFERSON COUNTY**

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Scott Johnson and Tracy Johnson** 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.

Given under my hand and official seal this **27th day of August, 2013.**



  
Notary Public: **David P. Condon**  
My Commission Expires: **02/12/2014**

  
20130912000370230 1/2 \$362.00  
Shelby Cnty Judge of Probate, AL  
09/12/2013 01:28:48 PM FILED/CERT

Shelby County, AL 09/12/2013  
State of Alabama  
Deed Tax: \$345.00

# Real Estate Sales Validation Form

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

Grantor's Name  
Mailing Address

Scott Johnson  
Katie Johnson  
1074 Grand Oaks Dr  
Hoover, AL 35022

Grantee's Name  
Mailing Address

John + Deborah Coates  
1074 Grand Oaks Drive  
Hoover, AL 35022

Property Address

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale

8-27-13

Total Purchase Price \$

345,000.00

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

☐ 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

9-9-13

Unattested

(verified by)

Print

Sign

Dawn Buggell for David P. Condon Jr

Dawn Buggell

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20130912000370230 2/2 \$362.00  
Shelby Cnty Judge of Probate, AL  
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