

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Suzanne B. Keating Revocable Trust
~~3452 Wildwood Drive~~ 1436 Whirlaway Ct
~~Pelham, AL 35124~~ Helena, AL 35080

GENERAL WARRANTY DEED


20140121000020270 1/2 \$102.00
Shelby Cnty Judge of Probate, AL
01/21/2014 03:43:46 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Eighty-Five Thousand And No/100 Dollars (\$85,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Luanne B. Coggin, an unmarried woman, and Shelley G. Coggin, an unmarried woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Suzanne B. Keating and James L. Keating, Trustees of the Suzanne B. Keating Revocable Trust dated October 3, 1990, and any amendments thereto (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

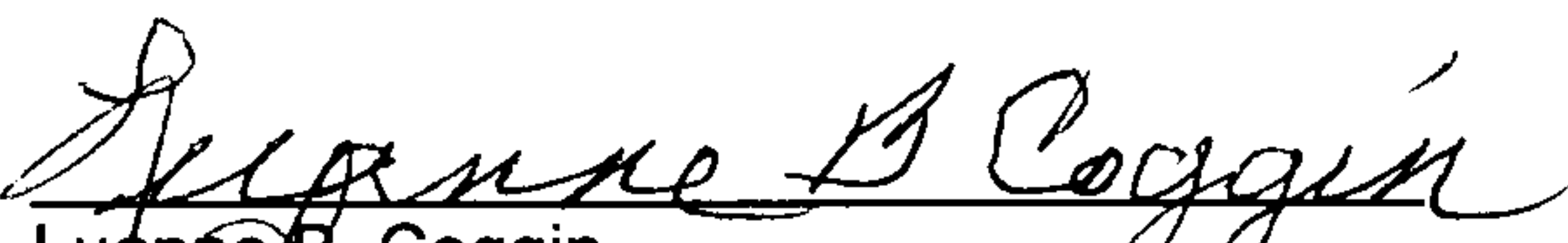
Lot 23, Block 2, according to the Map and Survey of Wildwood Village-First Addition-Second Sector, as recorded in Map Book 8, Page 78, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on January 17, 2014.


Luanne B. Coggin

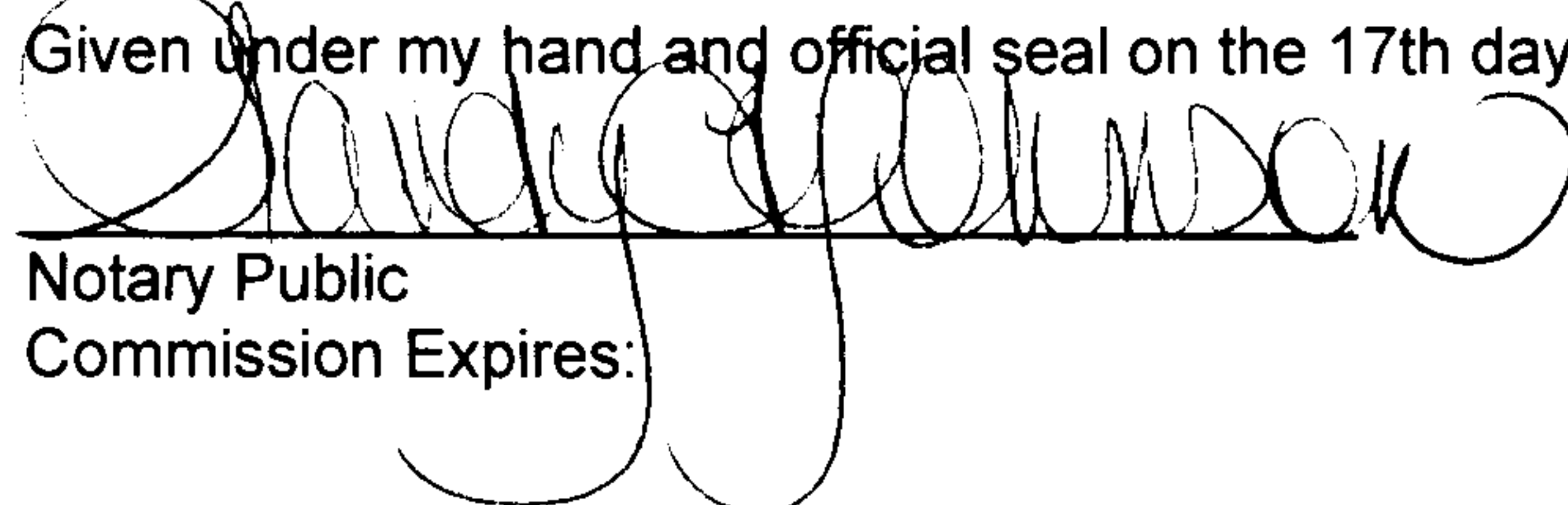
Shelley G. Coggin

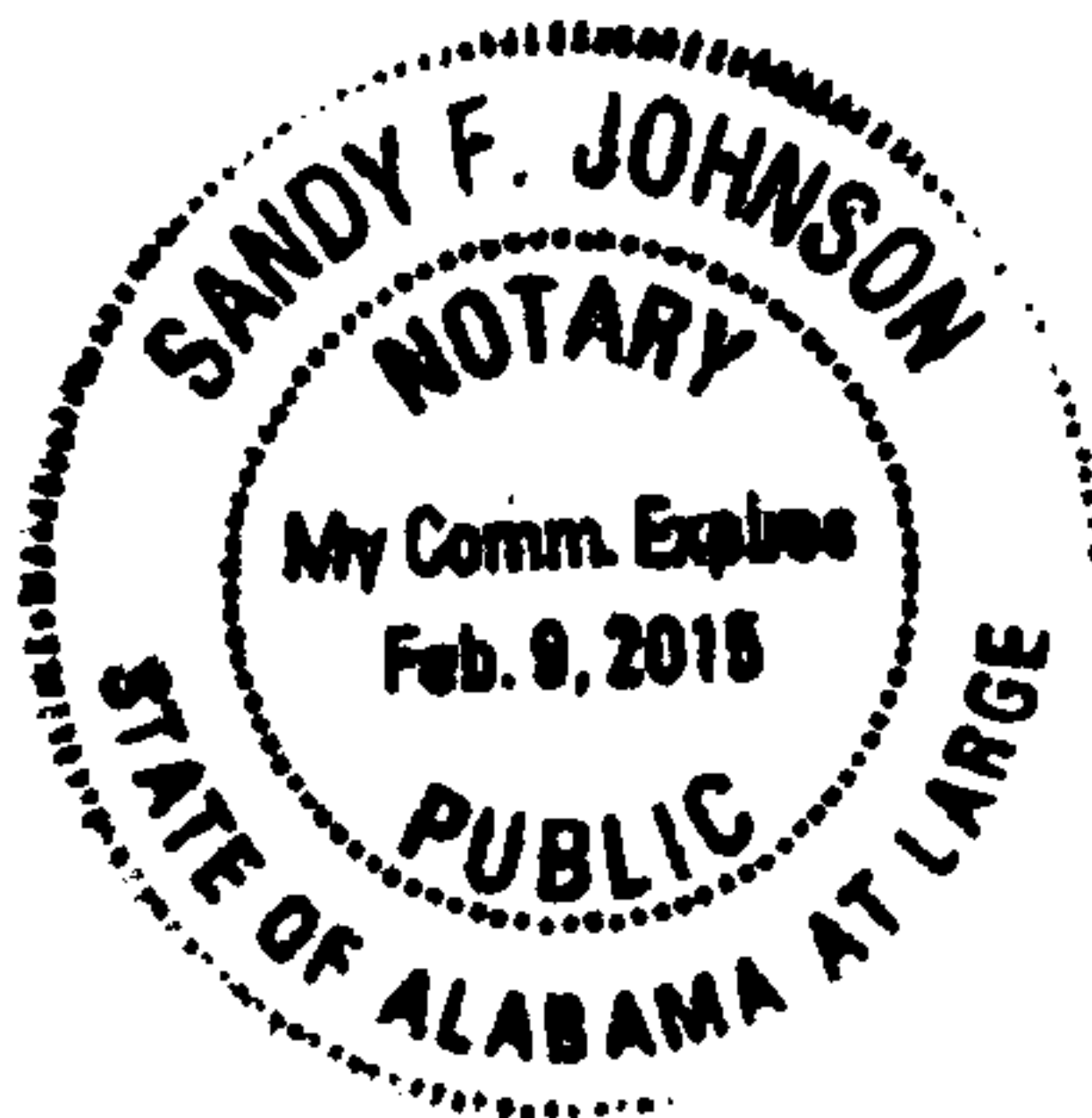
Shelby County, AL 01/21/2014
State of Alabama
Deed Tax: \$85.00

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Luanne B. Coggin and Shelley G. Coggin, 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 on the day same bears date.

Given under my hand and official seal on the 17th day of January, 2014.


Notary Public
Commission Expires:



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Luanne B. Coggin and Shelley G. Coggin	Grantee's Name	Suzanne B. Keating and James L. Keating, Trustees of the Suzanne B. Keating Revocable Trust dated October 3, 1990, and any amendments thereto
Mailing Address	3452 Wildwood Drive Pelham, AL 35124	Mailing Address	<u>1436 Windaway Ct</u> <u>Helena, AL 35080</u>
Property Address	3452 Wildwood Drive Pelham, AL 35124	Date of Sale	January 17, 2014
		Total Purchase Price	\$85,000.00
		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	☐ 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 - Luanne B. Coggin and Shelley G. Coggin, 3452 Wildwood Drive, Pelham, AL 35124.

Grantee's name and mailing address - Suzanne B. Keating and James L. Keating, Trustees of the Suzanne B. Keating Revocable Trust dated October 3, 1990, and any amendments thereto, , .

Property address - 3452 Wildwood Drive, Pelham, AL 35124

Date of Sale - January 17, 2014.

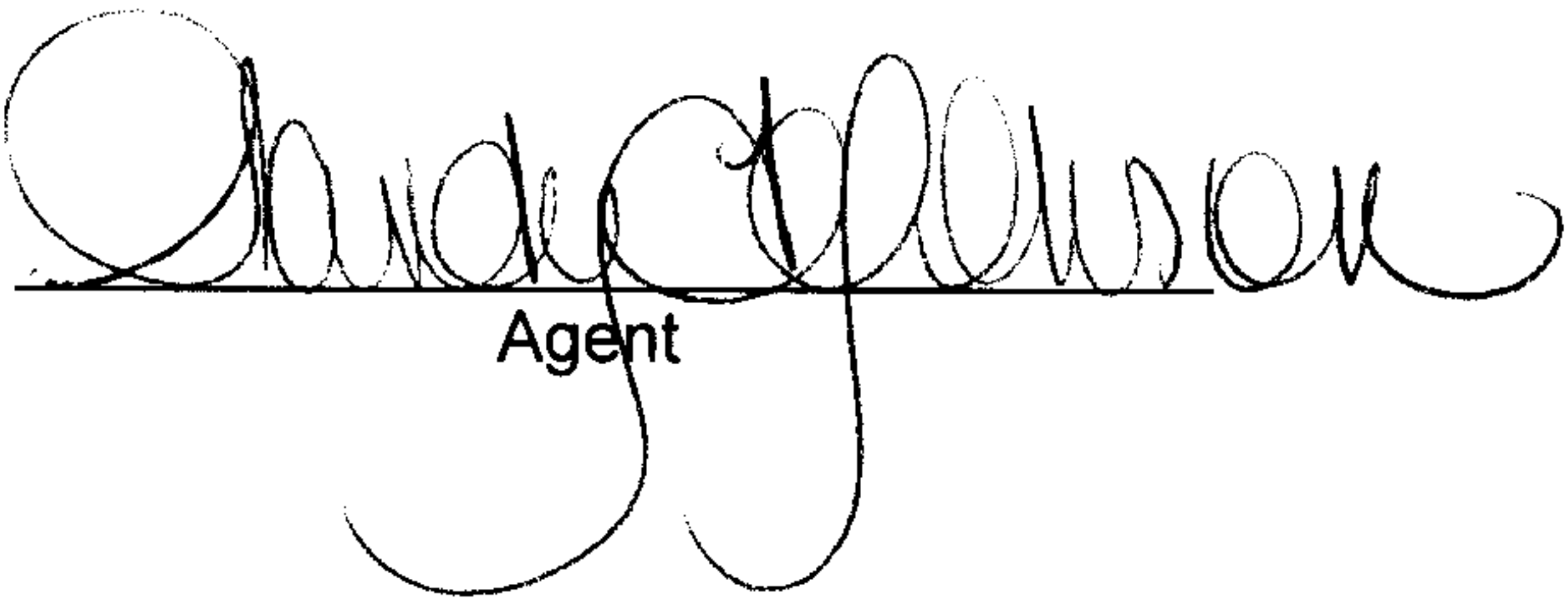
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 with 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: January 17, 2014

Sign 
Agent

