

This instrument prepared by:  
R. Timothy Estes, Esq.  
Estes, Sanders & Williams, LLC  
4501 Pine tree Circle  
Vestavia Hills, Alabama 35243

20140409000101680 1/2 \$193.00  
Shelby Cnty Judge of Probate, AL  
04/09/2014 09:24:48 AM FILED/CERT

Send Tax Notice To:  
Graham R Coley  
344 Chesser Park Drive  
Chelsea, AL 35043

## WARRANTY DEED Joint Tenants with Rights of Survivorship

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY )

That in consideration of the sum of **One Hundred Seventy-Five Thousand and 00/100 (\$175,000.00)** to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we

**Arthur Jerry Coley (being the same as Arthur G. Coley, grantee in that certain Deed recorded in Instrument Number 20130325000122150) and Sonya R Coley, Husband and Wife**

(herein referred to as GRANTORS, whether one or more) do grant, bargain, sell and convey unto

**Graham R Coley and Kristen M Coley**

(herein referred to as GRANTEE, whether one or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

**Lot 63, according to the Survey of Cottages at Chesser Phase I, as recorded in Map Book 33, page 45, in the Probate Office of Shelby County, Alabama.**

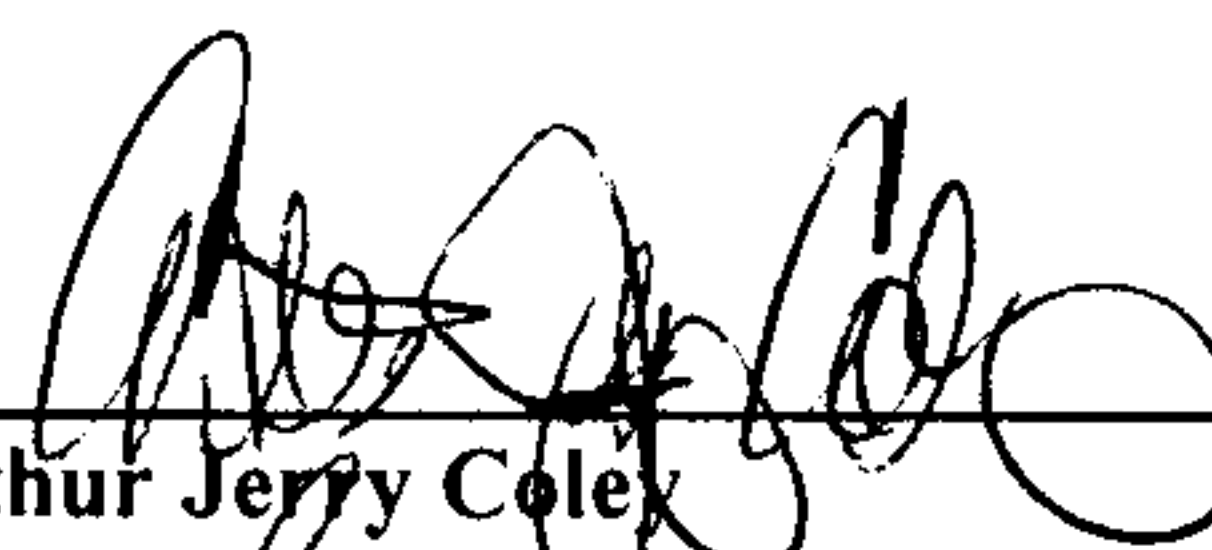
Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Covenants, Conditions and Restrictions for Cottages at Chesser as recorded in Instrument 20040511000248910, First Amendment to Declaration as recorded in Instrument 20091008000381600, Second Amendment to Declaration recorded in Instrument 20120124000028010 in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which together with all amendments thereto, is hereinafter referred to as the "Declaration").

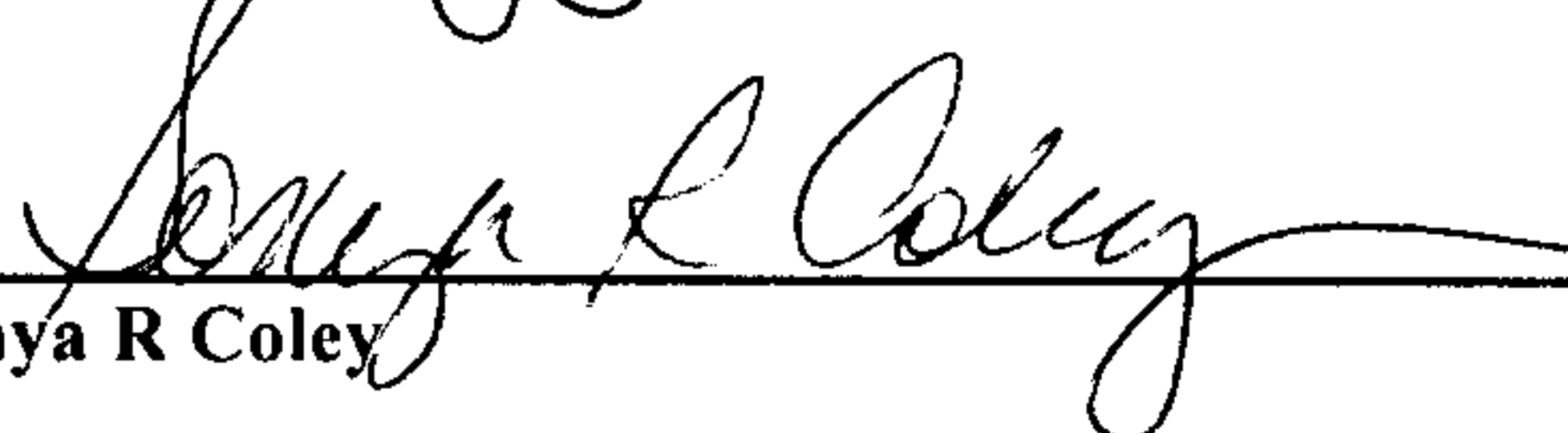
Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.

**\$178,762.00** of the above purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said 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 I/we do for myself and for my/our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I/we am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I/we have a good right to sell and convey the same as aforesaid; that I/we will and my/our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said GRANTORS have hereunto set their signatures and seals, this the **31st** day of **March, 2014**.

  
\_\_\_\_\_  
Arthur Jerry Coley

  
\_\_\_\_\_  
Sonya R Coley

STATE OF ALABAMA )

COUNTY OF Jefferson )

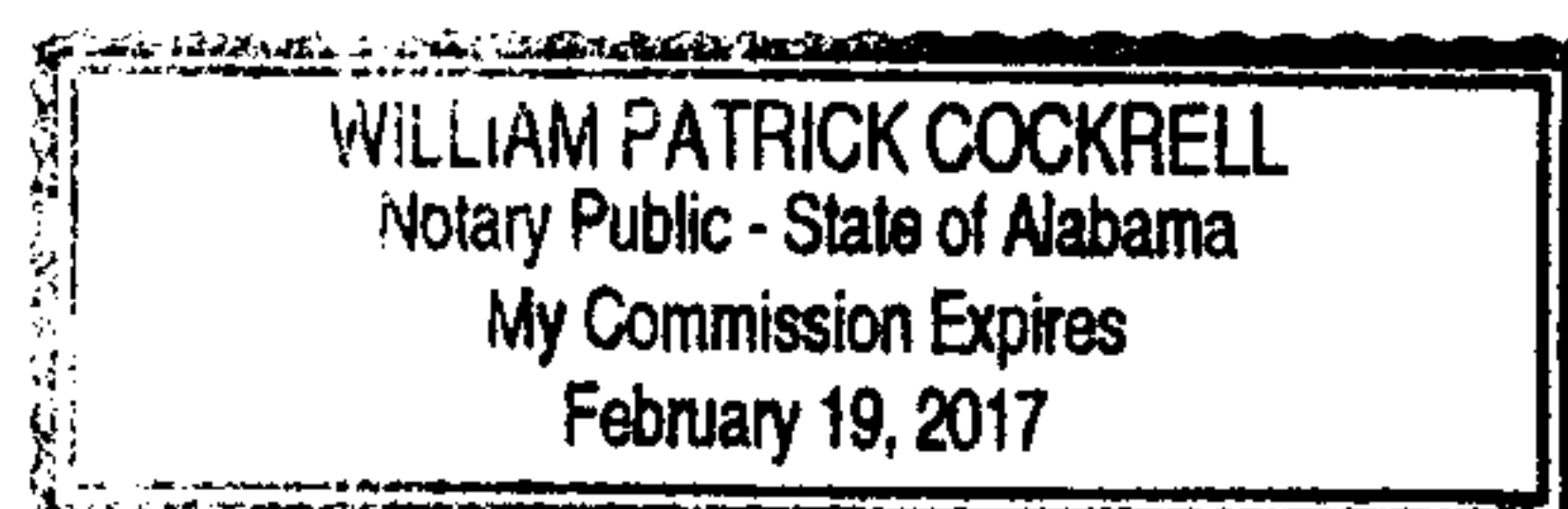
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Arthur Jerry Coley and Sonya R Coley** whose names is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date

Given under my hand and official seal, the **31st** day of **March, 2014**

SEAL

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

Shelby County, AL 04/09/2014  
State of Alabama  
Deed Tax: \$175.00





Real Estate Sales Validation Form

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

Grantor's Name Arthur Jerry Coley and Sonya R Coley

Grantee's Name Graham R Coley and Kristen M Coley

Mailing Address 344 Chesser Drive Chelsea, AL 35043

Mailing Address 344 Chesser Park Drive Chelsea, AL 35043

Property Address 344 Chesser Park Drive Chelsea, AL 35043

Date of Sale March 31, 2014

Total Purchase Price \$175,000.00

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 March 31, 2014

Print GRAHAM R. COLEY

Unattested (verified by)

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

20140409000101680 2/2 \$193.00  
Shelby Cnty Judge of Probate, AL  
04/09/2014 09:24:48 AM FILED/CERT