

THE PURPOSE OF THIS CORRECTIVE QUIT CLAIM DEED IS TO CORRECT THE GRANTEES IN THAT QUIT CLAIM DEED RECORDED IN INSTRUMENT 20100521000160780 IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:  
GEORGE M. VAUGHN  
WEAVER TIDMORE, LLC  
300 CAHABA PARK CIRCLE STE 200  
BIRMINGHAM, ALABAMA 35242

SEND TAX NOTICE TO:  
ROBERT C. COGGIN  
20505 COUNTY ROAD  
STERRETT, ALABAMA 35147

STATE OF ALABAMA)  
COUNTY OF SHELBY)

### **CORRECTIVE QUIT CLAIM DEED**


**Know All Men by These Presents:** That in consideration of TEN and 00/100 (\$10.00) DOLLARS to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is acknowledged, WE, DAVID DOW COGGIN AND MEGAN A. COGGIN, HUSBAND AND WIFE, (herein referred to as GRANTORS) do hereby release, remise, quitclaim, grant, sell and convey unto ROBERT C. COGGIN AND MARY ANN COGGIN (herein referred to as GRANTEES), as joint tenants, with right of survivorship, whether one or more, the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

Subject to the existing easements, restrictions, set-back lines, rights of way, and limitations, if any, of record.

\*\*\*TITLE WAS NOT EXAMINED IN PREPARATION OF THIS CONVEYANCE\*\*\*

**TO HAVE AND TO HOLD** Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever.

  
20140501000129360 1/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
05/01/2014 12:50:45 PM FILED/CERT

IN WITNESS WHEREOF, the said GRANTORS, DAVID DOW COGGIN AND  
MEGAN A. COGGIN, have hereunto set their signatures and seals, this the 21<sup>st</sup> day of  
April, 2014.

  
\_\_\_\_\_  
DAVID DOW COGGIN

  
\_\_\_\_\_  
MEGAN A. COGGIN

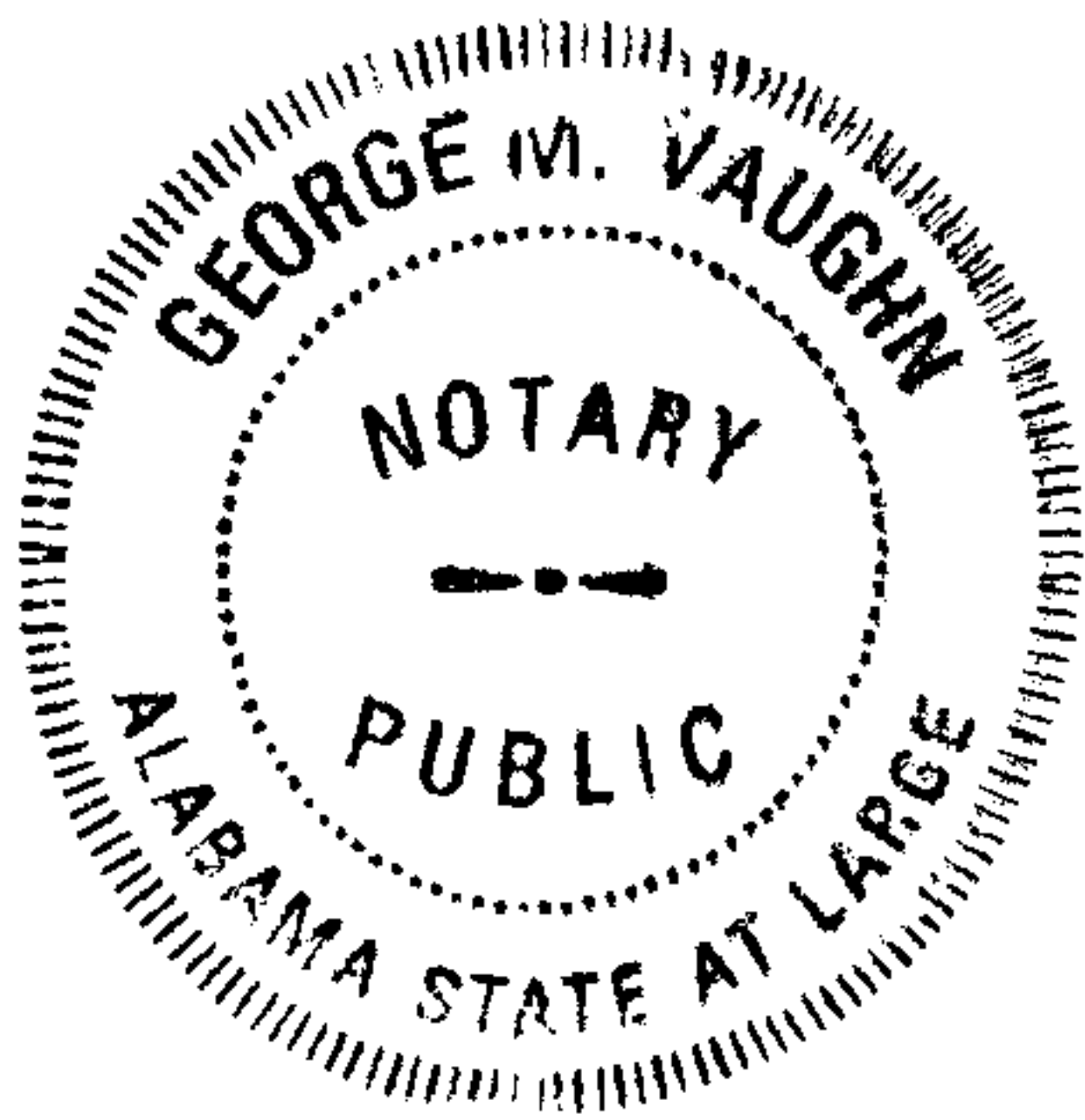
STATE OF ALABAMA)


COUNTY OF SHELBY )

ACKNOWLEDGMENT

I, THE UNDERSIGNED, a Notary Public, in and for said County, in said State, hereby  
certify that DAVID DOW COGGIN AND MEGAN A. 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 voluntarily on the day  
the same bears date.

Given under our hand this the 21<sup>st</sup> day of April 2014.



  
\_\_\_\_\_  
Notary Public

My commission expires: 9/18/2017



20140501000129360 2/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
05/01/2014 12:50:45 PM FILED/CERT

## EXHIBIT "A"

A parcel of land lying partly in the SE 1/4 of the NE 1/4, Section 7, Township 18 South, Range 2 East and in the SW 1/4 of the NW 1/4 of Section 8, Township 18 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows: For a point of beginning, commence at a 1 inch crimped top pipe accepted as the Southeast corner of the SE 1/4 of NE 1/4 of Section 7, Township 18 South, Range 2 East according to a deed on a record to the Cahaba River Free Will Baptist Church in the Office of the ~~Judge of Probate of Shelby County, Alabama with the Parcel ID Number's 58-05-3-08-0-001-016.000 and 58-05-3-07-0-001-005.000~~ and proceed North 19 deg. 06 min. 58 sec. West 1069.40 feet to a 2 inch crimped pipe in place; thence South 88 deg. 49 min. 04 sec. East 1182.15 feet to a Railroad Spike set in the center of County Road 55 (Lakeview Rd.); thence South 15 deg. 32 min. 29 sec. West 1035.52 feet to a Railroad Spike set in the center of said County Road 55 at the intersection of said road centerline and the accepted South boundary of the SW 1/4 of the NW 1/4 of the aforementioned Section 8; thence leaving said road centerline proceed North 88 deg. 47 min. 53 sec. West along the South boundary of said SW 1/4 of NW 1/4 for 554.36 feet, back to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.

Less and except any portion of subject property lying within a road right of way.



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# Real Estate Sales Validation Form

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

Grantor's Name David New Coggin  
Mailing Address 46 George Vaughn  
300 Cahaba Park Circle Ste 20  
White AL 35042

Grantee's Name Robert C. Coggin  
Mailing Address 20505 County Road  
Stevett, AL 35147

Property Address 20505 County Road  
Stevett, AL 35147

Date of Sale 4/21/2014  
Total Purchase Price \$ 10,000



20140501000129360 4/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
05/01/2014 12:50:45 PM FILED/CERT

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 - 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 4/21/2014

Print George Vaughn

☐ Unattested  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one