


Send tax notice to:
Donald W. Coffee
Peggy H. Coffee
126 Mission Circle
Alabaster Alabama 35007

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED


20140501000129760 1/3 \$170.00
Shelby Cnty Judge of Probate, AL
05/01/2014 02:15:31 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) in hand paid to the undersigned **PAMELLA JOACHIM, as Personal Representative of the Estate of Donald Johns, deceased, Probate Case No. PR-2013-000252** (hereinafter referred to as "Grantors"), by **Donald W. Coffee and Peggy H. Coffee** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11, Block 3, according to the Survey of Mission Hills Second Sector, as recorded in Map Book 6, Page 114, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2014 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

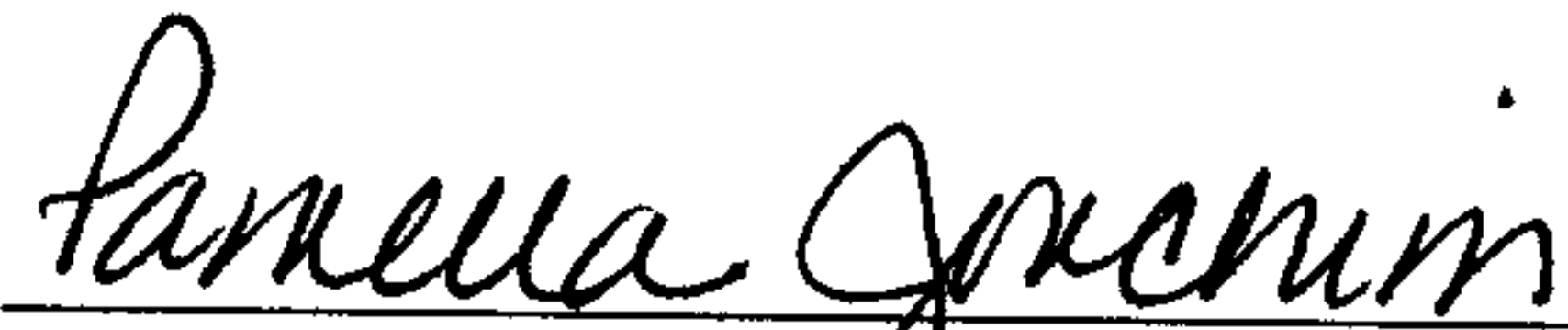
PAMELLA JOACHIM AND PAMELLA ELLEN JOACHIM ARE ONE AND THE SAME PERSON


TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successor and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor Pamella Joachim as Personal Representative of the Estate of Donald Johns, deceased, Probate Case No. PR-2013-000252 has hereunto set her signatures and seals on April 1, 2014.

Estate of Donald Johns,
deceased
Probate Case No.
PR-2013-000252


Pamella Joachim, Personal
Representative


20140501000129760 2/3 \$170.00
Shelby Cnty Judge of Probate, AL
05/01/2014 02:15:31 PM FILED/CERT

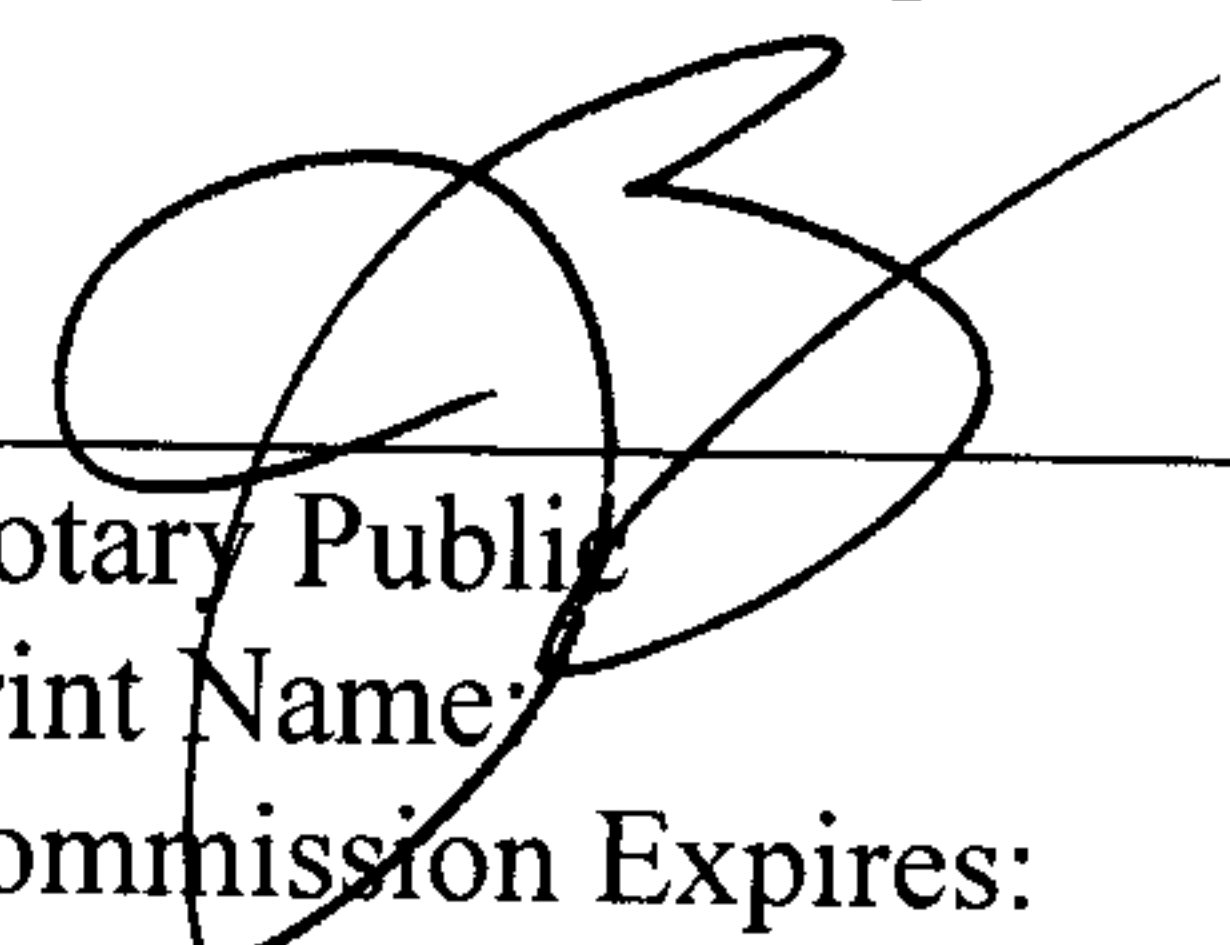
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Pamella Joachim, whose name as Personal Representative of the Estate of Donald Johns, deceased, Probate Case No. PR-2013-000252, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily and in her capacity as Personal Representative of the Estate of Donald Johns, deceased, Probate Case No. PR-2013-000252 on the day the same bears date.

Given under my hand and official seal this the 1st __ day of April, 2014.

(NOTARIAL SEAL)




Notary Public
Print Name:
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 Estate of Donald Johns
Mailing Address 119 Heather Way
Pelham AL
35124

Grantee's Name Donald W Coffee
Mailing Address 126 Mission Circle
Alabaster AL
35007

Property Address 126 Mission Circle
Alabaster AL 35007

Date of Sale 4-1-14

Total Purchase Price \$ 150,000

or
Actual Value \$

or

Assessor's Market Value \$



20140501000129760 3/3 \$170.00
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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 4-1-14

Print

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1