

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

20140515000146860 1/2 \$142.00
Shelby Cnty Judge of Probate, AL
05/15/2014 11:19:04 AM FILED/CERT

Send Tax Notice To:
Arthur G. Coley
3007 Highland Lakes Rd
Birmingham, AL 35242

WARRANTY DEED
Joint Tenants with Rights of Survivorship

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **One Hundred Twenty-Five Thousand and 00/100 (\$125,000.00)** to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, **Dexter Todd Cung, a married man** (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto **Arthur G. Coley and Sonya R. Coley** (herein referred to as GRANTEES, whether one or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

Lot 60, according to Final Plat of the Residential, Private Subdivision, Stonegate Realty - Phase Three, as recorded in Map Book 33, Page 122, in the Office of the Judge of Probate of Shelby County, Alabama.

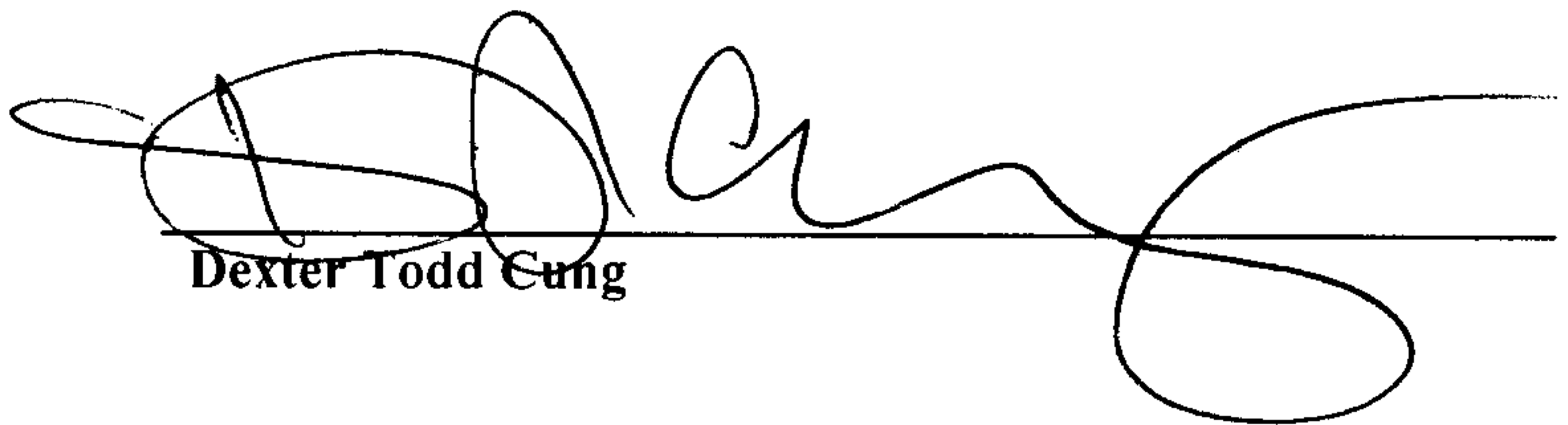
This property does not constitute the homestead of the grantor nor is it the homestead of the grantor's spouse.

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

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his signature and seal, this the **7th** day of **May, 2014**.

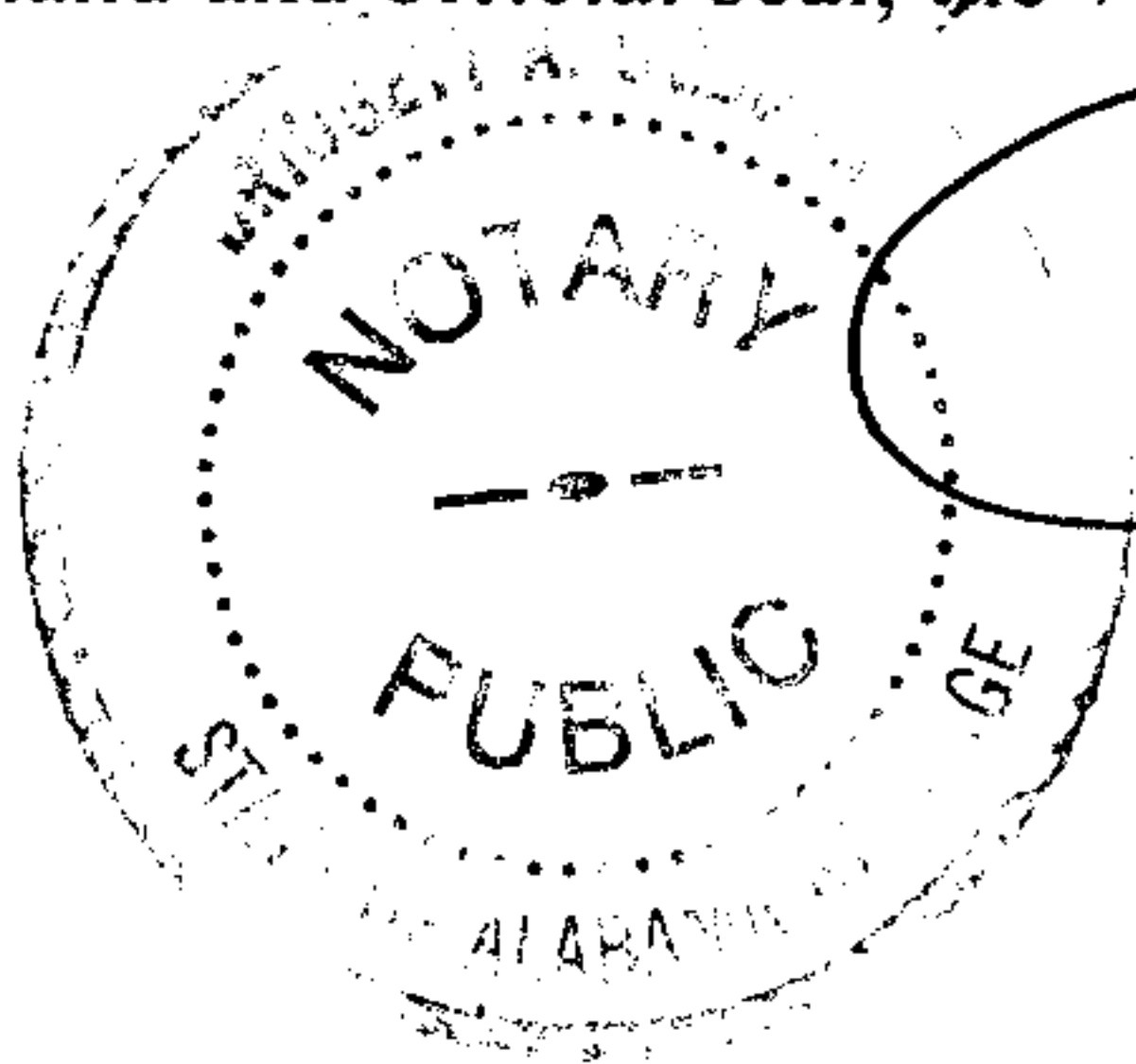

Dexter Todd Cung


STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Dexter Todd Cung** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date

Given under my hand and official seal, the **7th** day of **May, 2014**

SEAL




Notary Public
My Commission Expires **Aug 10, 2014**
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Shelby County, AL 05/15/2014
State of Alabama
Deed Tax: \$125.00

14087

Real Estate Sales Validation Form

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

Grantor's Name	Dexter Todd Cung	Grantee's Name	Arthur G. Coley and Sonya R. Coley
Mailing Address	408 Stonegate Drive Birmingham, AL 35242	Mailing Address	
Property Address	408 Stonegate Drive Birmingham, AL 35242	Date of Sale	May 7, 2014
		Total Purchase Price	\$125,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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	May 7, 2014	Print	Dexter Todd Cung
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

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