

14-2163

THIS INSTRUMENT PREPARED BY:  
BARNES, TUCKER & BARNES, P.C.  
8107 PARKWAY DRIVE  
LEEDS, ALABAMA 35094

Send tax notice to:

CHARLES STEVEN HOLMES and  
LEE JANE HOLMES  
5176 SELKIRK DRIVE  
BIRMINGHAM, AL , AL 35242

**WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State Of Alabama  
Shelby County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred One Thousand and 00/100 Dollars (\$201,000.00)\* to the undersigned Grantors, JORDAN C. COGGIN and WIFE, CANDACE W. COGGIN, (hereinafter referred to as Grantors, whose mailing address is 5176 SELKIRK DRIVE, BIRMINGHAM, ALABAMA 35242), in hand paid by the Grantees herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto CHARLES STEVEN HOLMES and LEE JANE HOLMES, (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 38, AND THE NORTH 3.7 FEET OF LOT 37, BLOCK 1, ACCORDING TO THE SURVEY OF SELKIRK, A SUBDIVISION OF INVERNESS, AS RECORDED IN MAP BOOK 6 PAGE 163, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Property address: 5176 SELKIRK DRIVE , BIRMINGHAM, AL , AL 35242

JORDON C. COGGIN AND JORDAN C. COGGIN ARE ONE AND THE SAME PERSON

\*The purchase price or actual value of this conveyance can be verified in the following documentary evidence: Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. BUILDING LINES, RIGHTS OF WAY, 10 FOOT EASEMENT ACROSS REAR, 5 FEET EASEMENT ALONG EAST PROPERTY LINE, RESTRICTIONS, RESERVATIONS AND CONDITIONS, IF ANY, AS RECORDED IN MAP BOOK 6 PAGE 163
5. POWER LINE PERMIT GRANTED TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 306 PAGE 10
6. AGREEMENT WITH ALABAMA POWER RECORDED MISC BOOK 21 PAGE 377 IN THE PROBATE OFFICE OF SHELBY COUNTY
7. RESTRICTIVE COVENANTS AS TO UNDERGROUND CABLE RECORDED IN MISC BOOK 21 PAGE 376
8. AGREEMENT REGARDING TO SANITARY SEWER TREATMENT AS RECORDED IN REAL BOOK 314 PAGE 561 AND ASSIGNED IN REAL BOOK 328 PAGE 64 AND A SUPPLEMENTAL AGREEMENT IN REAL BOOK 365 PAGE 876

LEE JANE HOLMES AND JANE B. HOLMES ARE ONE IN THE SAME PERSON

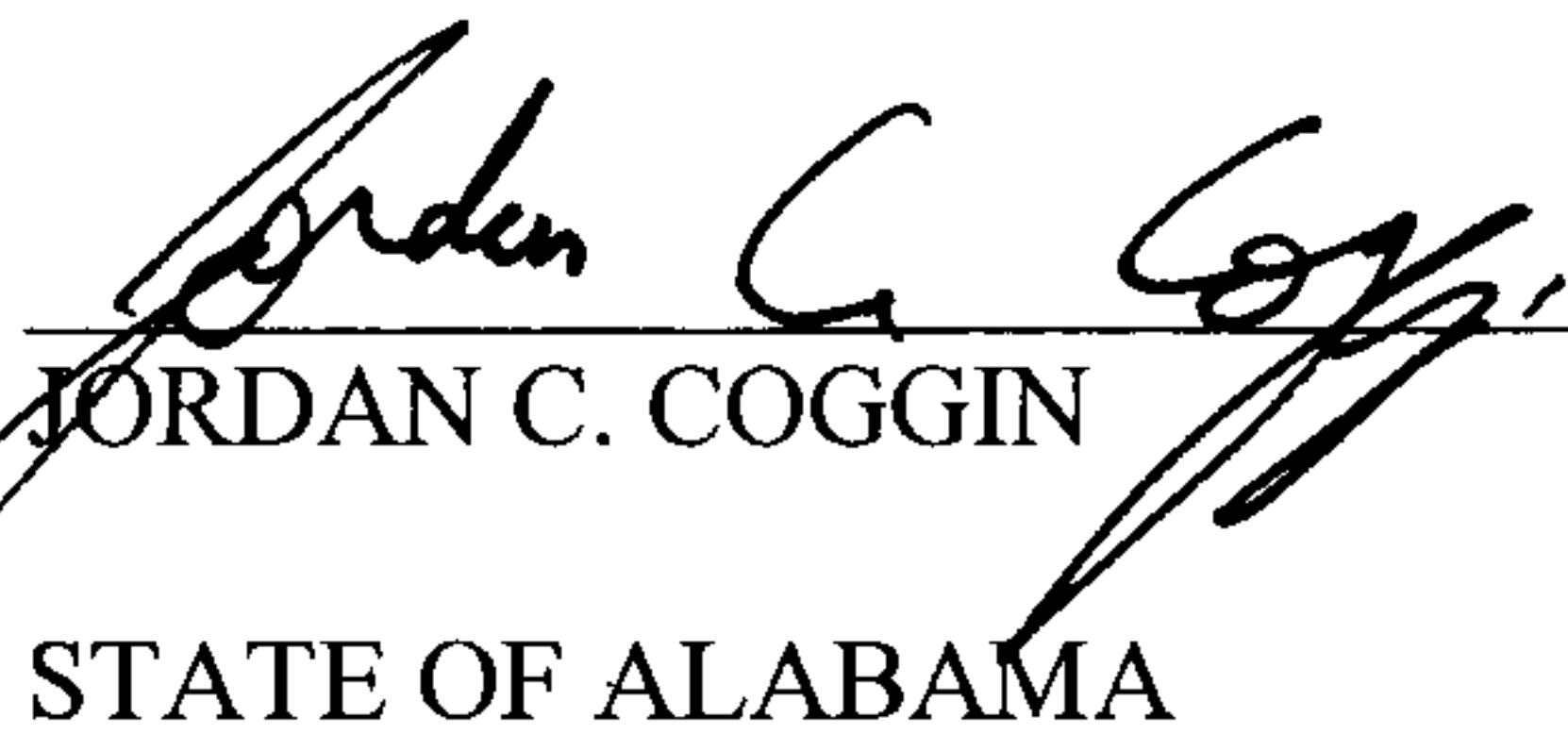
9. SUBJECT TO COVENANTS CONDITIONS AND RESTRICTIONS APPEARING OF RECORD IN MISC 21 PAGE 10 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA BUT OMITTING ANY COVENANT OR RESTRICTIONS BASED ON RACE, COLOR, RELIGION SEX HANDICAP FAMILIAL STATUS OR NATIONAL ORIGIN
10. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISE, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AS RECORDED IN DEED BOOK 42 PAGE 246 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

\$160,800.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion..

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, JORDAN C. COGGIN AND CANDACE W. COGGIN this conveyance, hereto set its signature and seal this the 27th day of June, 2014.

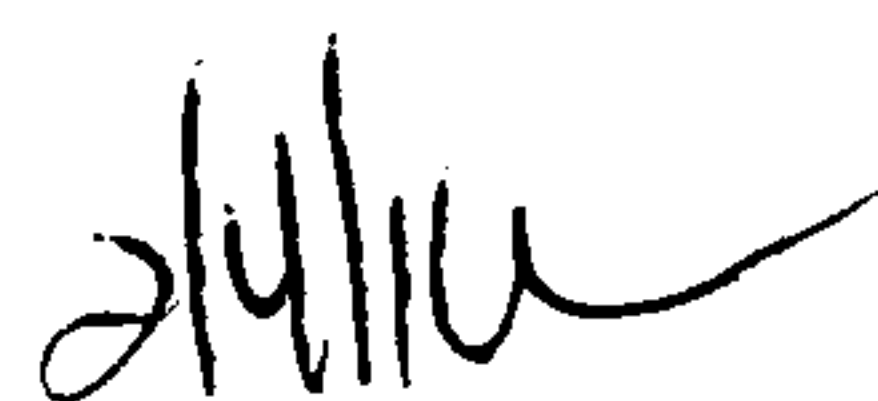
  
JORDAN C. COGGIN  
STATE OF ALABAMA  
Shelby COUNTY

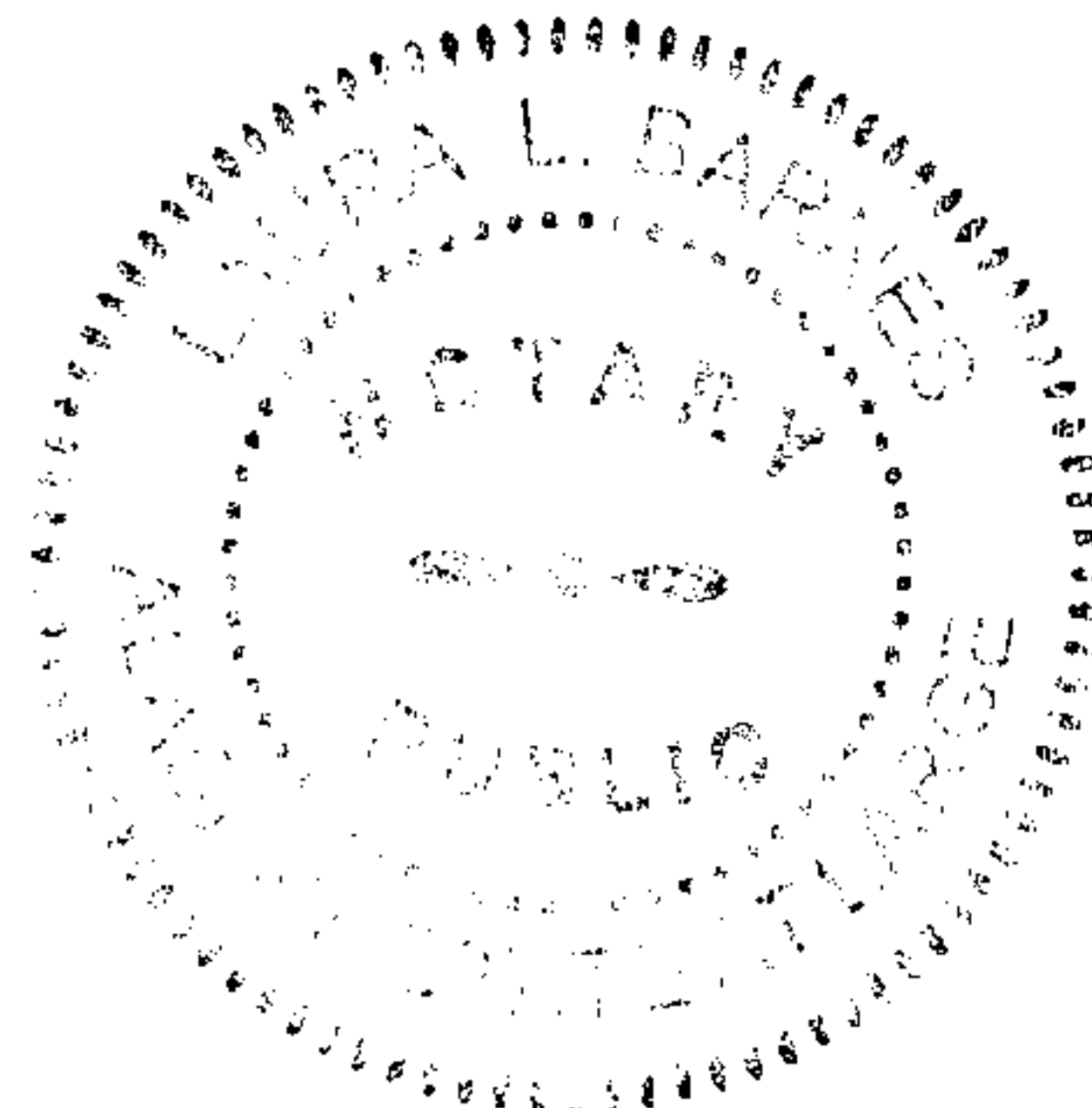
  
CANDACE W. COGGIN


I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that of JORDON C. COGGIN AND CANDACE W. COGGIN are 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/she/they executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 27th day of June, 2014.

  
NOTARY PUBLIC

My Commission Expires: 



  
20140715000216110 2/3 \$60.50  
Shelby Cnty Judge of Probate, AL  
07/15/2014 01:57:53 PM FILED/CERT



**Real Estate Sales Validation Form**

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

Grantor's Name: JORDON C. COGGIN

Grantee's Name: CHARLES STEVEN HOLMES and LEE JANE HOLMES

Mailing Address: 5176 SELKIRK DRIVE  
BIRMINGHAM, AL , AL 35242

Mailing Address: 5176 SELKIRK DRIVE  
BIRMINGHAM, AL , AL 35242

Property Address: 5176 SELKIRK DRIVE  
BIRMINGHAM, AL , AL 35242

Date of Sale: June 27th, 2014

Total Purchase Price: (\$201,000.00)

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
_____ Appraisal	_____ Other Tax Assessment
_____ Sales Contract	
<u>  X  </u> 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: \_\_\_\_\_

Print: Laura L. Barnes, Closing Attorney

       Unattested

Sign

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

  
20140715000216110 3/3 \$60.50  
Shelby Cnty Judge of Probate, AL  
07/15/2014 01:57:53 PM FILED/CERT