

This instrument was prepared by:
(Name) Joseph E. Walden, Attorney
(Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:
(Name) David F. Coleman
(Address) _____

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and .00/100s (\$1.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEE** herein, the receipt whereof is acknowledged, we,
David F. Coleman and wife, Gail M. Coleman

(herein referred to as grantor) does grant, bargain, sell and convey unto

David F. Coleman

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

See the attached Exhibit "A" for legal description of property conveyed herein.

Also an easement for ingress and egress, a legal description of which is attached hereto as Exhibit "B" according to the survey of Rodney Y. Shiflett, Al. Reg. #21784, of September 29, 2010.

This Deed prepared without benefit of title abstract or examination at grantee's and grantors' request.
This Deed prepared without benefit of a survey at grantee's and grantors' request.

Subject to easements, restrictions, rights of way, liens and encumbrances of record.
Subject to applicable zoning and subdivision regulations, if any.
The foregoing conveyance is pursuant to a decree of divorce.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I(we) do for myself(ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, his, her or 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 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, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s), this 29 day of March, 20 11.

David F. Coleman (Seal) Gail M. Coleman (Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, Martha Wilder, a Notary Public in and for said County, in said State, hereby certify that David F. Coleman, 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 this 29 day of March, 20 11.

10-16-2012
My Commission Expires:

Martha J. Wilder
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, Martha Wilder, a Notary Public in and for said County, in said State, hereby certify that Gail M. Coleman, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of March, 20 11.

10-16-2012
My Commission Expires:

Martha J. Wilder
Notary Public

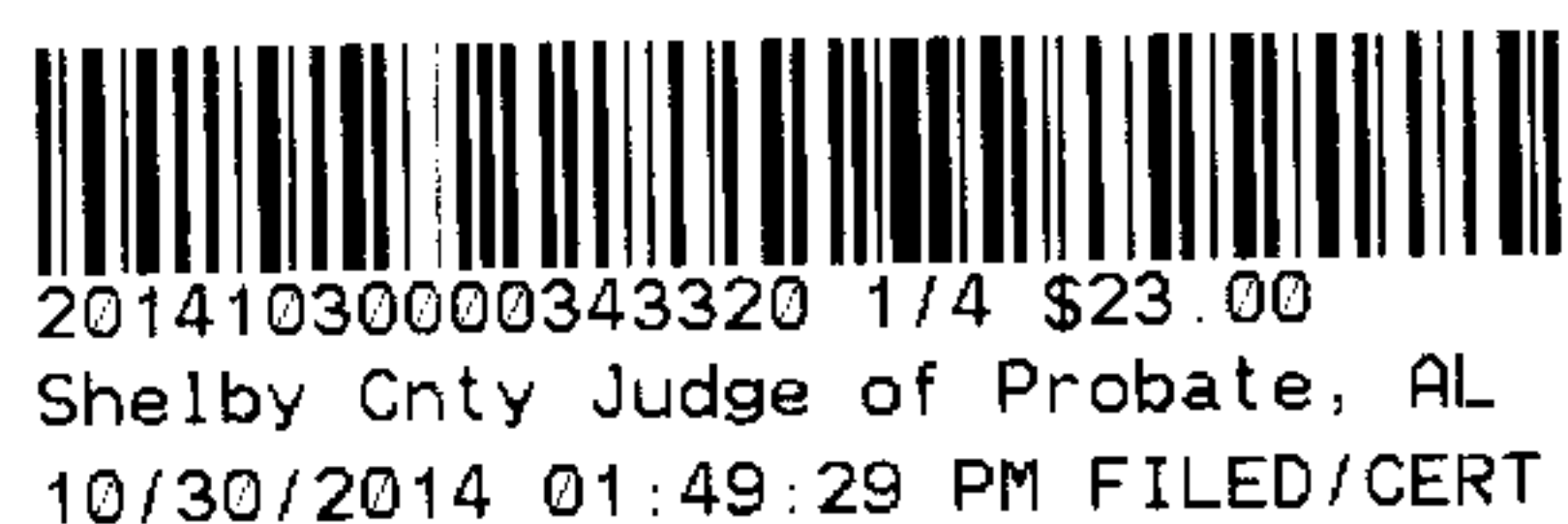


Exhibit "A"

Commence at an axle found in place marking the northeast corner of the Southwest Quarter of Northeast Quarter, Section 36, Township 21 South, Range 1 West; thence run southerly along the East boundary line of said Southwest Quarter of Northeast Quarter and the East boundary line of said Northwest Quarter of Southeast Quarter of said Section 36, a distance of 2,105.61 feet to a point; thence turn an angle of 88 degrees 23 minutes 01 seconds to the right and run a distance of 678.25 feet to the point of beginning; thence continue along the same line for a distance of 560.23 feet to a point; thence turn an angle of 91 degrees 36 minutes 59 seconds to the right and run a distance of 340.0 feet to a point; thence turn an angle of 91 degrees 36 minutes 59 seconds to the left and run a distance of 960.77 feet to a point; thence turn an angle of 108 degrees 16 minutes 22 seconds to the left and run a distance of 167.91 feet to a point; thence turn an angle of 2 degrees 00 minutes 00 seconds to the right and run a distance of 803.0 feet to a point; thence turn an angle of 74 degrees 12 minutes 00 seconds to the left and run a distance of 1,236.39 feet to a point; thence turn an angle of 89 degrees 47 minutes 00 seconds to the left and run a distance of 580.19 feet to the point of beginning. Said parcel of land is lying in the Northwest Quarter of Southeast Quarter and the Northeast Quarter of Southwest Quarter, all in Section 36, Township 21 South, Range 1 West. Situated in Shelby County, Alabama.

Subject to taxes for 2001 and subsequent years, easements, restrictions, rights of way and permits of record.


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Shelby Cnty Judge of Probate, AL
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Exhibit "B"

A 30' wide Ingress/Egress, Utility and Drainage Easement, lying 15' either side of and parallel to the following described centerline:

Commence at the NE Corner of the SW 1/4 of the NE 1/4 of Section 36, Township 21 South, Range 1 West, Shelby County, Alabama; thence S00°00'00"E, a distance of 701.87'; thence S88°24'45"W, a distance of 895.05'; thence S00°00'00"W, a distance of 473.00'; thence N89°59'13"W, a distance of 343.26'; thence S00°00'00"W, a distance of 219.35' to the POINT OF BEGINNING OF SAID CENTERLINE; thence S50°38'03"E, a distance of 139.98'; thence S40°03'38"E, a distance of 41.40'; thence S01°34'53"W, a distance of 411.62'; thence S40°09'17"W, a distance of 47.31'; thence S64°27'34"W, a distance of 26.75'; thence S83°17'59"W, a distance of 69.33' to the POINT OF ENDING OF SAID CENTERLINE.

NOTE:

This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.



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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 Coleman
Mailing Address 311 Cedar Ln
Columbiana AL 35051
Property Address Vacant

Grantee's Name Gail Coleman
Mailing Address 520 Cedar Ln
Columbiana AL 35051
Date of Sale 3-29-11
Total Purchase Price _____
or
Actual Value _____
or
Assessor's Market Value 60,000.00

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 tax value

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 of 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 David Coleman

Unattested

Sign David Coleman

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

20141030000343320 4/4 \$23.00
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Form RT-1