

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 Coleman and wife, Gail Coleman

(herein referred to as grantors) do grant, bargain, sell and convey unto

David 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.

Less and except that certain parcel of land previously conveyed by David F. Coleman and wife, Gail M. Coleman to Michael L. Todd and Kelli M. Todd pursuant to that certain deed executed the 6th day of February, 2006 and recorded in the Office of the Probate Judge of Shelby County, Alabama on February 13, 2006 as Instrument #20060213000071860.

David Coleman is one in the same person as David F. Coleman.

Gail Coleman is one in the same person as Gail M. Coleman.

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 grators' 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, 2011.

WITNESS

David Coleman (Seal) Gail 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 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, 2011.

10-16-2012
My Commission Expires:

Martha 2 Wilder
Notary Public

Shelby County, AL 10/30/2014
State of Alabama
Deed Tax: \$30.00


20141030000343330 1/4 \$53.00
Shelby Cnty Judge of Probate, AL
10/30/2014 01:49:30 PM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

I, Martha Wilder, a Notary Public in and for said County, in said State, hereby certify that Gail 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

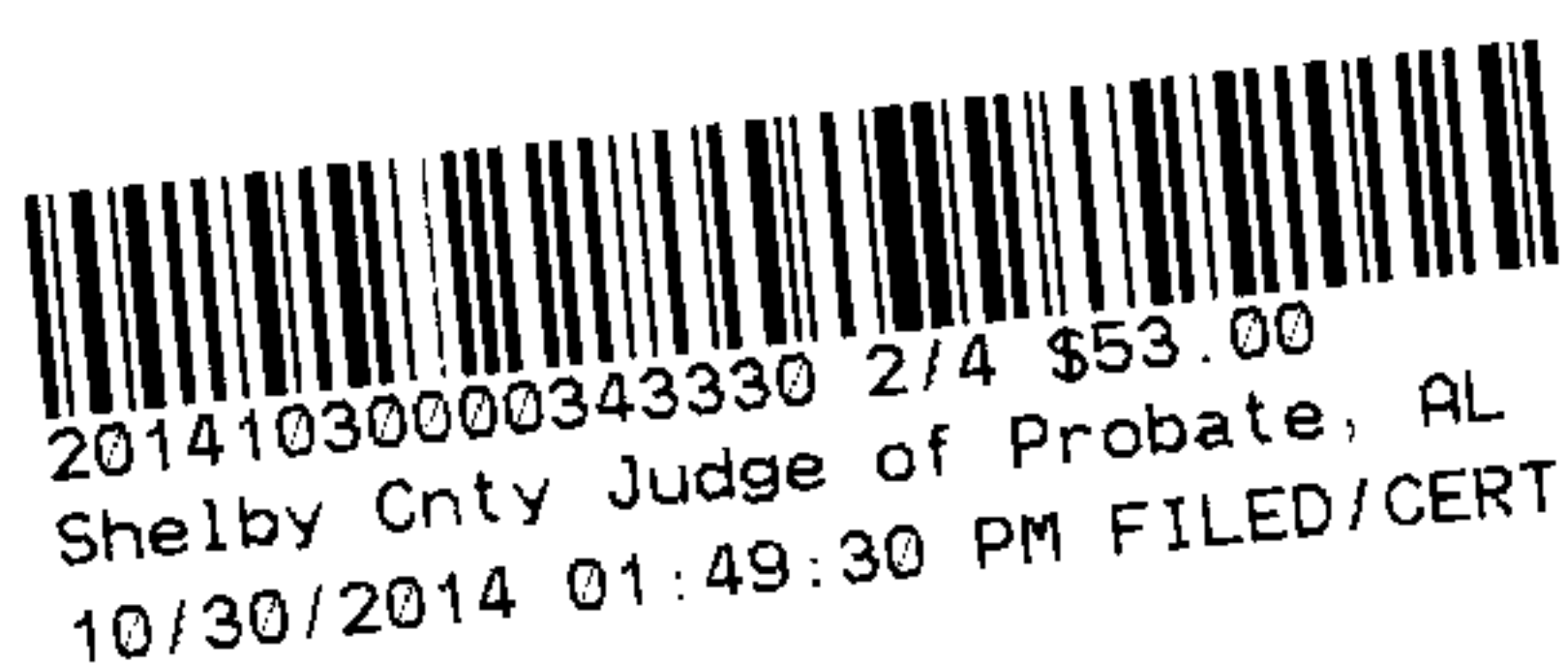


Exhibit "A"

Commence at an axle found in place marking the NE corner of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 36, Township 21 South, Range 1 West; thence run Westerly along the North boundary line of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$, and the North boundary line of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 36, a distance of 1238.42 feet to the point of beginning; thence continue along said line a distance of 526.35 feet to a point; thence turn an angle of 94 degrees 35 minutes 01 seconds to the left and run a distance of 783.20 feet to a point on the North line of a private roadway easement; thence turn an angle of 86 degrees 44 minutes 23 seconds to the left and run along said private roadway easement a distance of 443.57 feet to a point; thence turn an angle of 87 degrees 10 minutes 02 seconds to the left and leaving said private roadway easement, run a distance of 770.73 feet to the point of beginning. Said parcel of land is lying in the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ and SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 36, Township 21 South, Range 1 West and contains 8.6 acres.

ALSO a non-exclusive roadway easement for the purpose of ingress and egress to the above property which is more particularly described as follows:

Commence at the NW corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 36, Township 21 South, Range 1 West; thence run Westerly along the North line of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 36, a distance of 97.11 feet to a point; thence turn an angle of 90 degrees to the left and run in a Southerly direction a distance of 772.72 feet to a point on the Easternmost 40 foot right-of-way line of Shelby County Highway 47 which is the point of beginning of the 60 foot easement herein described; thence turn an angle of 90 degrees 15 minutes 50 seconds to the left and run a distance of 293.38 feet to a point; thence run along a curve to the right (concave Southerly) having a central angle of 11 degrees 15 minutes 05 seconds and a radius of 537.60 feet for an arc distance of 105.57 feet to a point; thence run along the tangent of said curve a distance of 19.54 feet to a point; thence run along a curve to the left (concave Northerly) having a central angle of 7 degrees 17 minutes 22 seconds and a radius of 748.98 feet, an arc distance of 95.29 feet to a point; thence run along the tangent of said curve a distance of 186.36 feet to a point; thence run along a curve to the left (concave Northerly) having a central angle of 14 degrees 18 minutes 59 seconds and a radius of 365.14 feet, an arc distance of 91.24 feet to a point; thence run along the tangent of said curve for a distance of 46.64 feet to a point; thence run along a curve to

the right (concave Southerly) having a central angle of 9 degrees 17 minutes 42 seconds and a radius of 649.41 feet, an arc distance of 105.35 feet to a point; thence run along the tangent of said curve a distance of 598.94 feet to a point; thence turn an angle of 92 degrees 49 minutes 58 seconds to the right and run a distance of 734.55 feet to a point; thence turn an angle of 90 degrees to the right and run a distance of 60.00 feet to a point; thence turn an angle of 90 degrees to the right and run 671.50 feet to a point; thence turn an angle of 92 degrees 49 minutes 58 seconds to the left and run a distance of 535.89 feet to a point; thence run along a curve to the left (concave Southerly) having a central angle of 9 degrees 17 minutes 42 seconds and a radius of 589.41 feet, an arc distance of 95.62 feet to a point; thence run along the tangent of said curve a distance of 46.64 feet to a point; thence run along a curve to the right (concave Northerly) having a central angle of 14 degrees 18 minutes 59 seconds and a radius of 425.14 feet, an arc distance of 106.23 feet to a point; thence run along the tangent of said curve a distance of 186.36 feet to a point; thence run along a curve to the right (concave Northerly) having a central angle of 7 degrees 17 minutes 22 seconds and a radius of 808.98 feet, an arc distance of 102.92 feet to a point; thence run along the tangent of said curve a distance of 19.54 feet to a point; thence run along a curve to the left (concave Southerly) having a central angle of 11 degrees 15 minutes 05 seconds and a radius of 477.60 feet, an arc distance of 93.79 feet to a point; thence run along the tangent of said curve a distance of 275.00 feet to a point on the Easternmost 40 foot right-of-way line of Shelby County Highway 47; thence run Northerly along said right-of-way line a distance of 62.76 feet to the point of beginning. Said easement is lying in the SW $\frac{1}{4}$ of NW $\frac{1}{4}$, and SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 36, Township 21 South, Range 1 West, and contains 3 acres, more or less. Situated in Shelby County, Alabama.

Subject to all easements and rights-of-way of record.



20141030000343330 3/4 \$53.00
Shelby Cnty Judge of Probate, AL
10/30/2014 01:49:30 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 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 30,000.00

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



20141030000343330 4/4 \$53.00
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Form RT-1