

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of \$10.00 (Ten Dollars and no/100) and other good and valuable consideration, in hand paid to the undersigned Grantor (whether one or more), the receipt whereof is hereby acknowledged, I, **Nicole Elizabeth Coffee (Brown)**, do grant, bargain, sell and convey unto **Wesley Earl Coffee**, (herein referred to as Grantee, whether one or more), all of the said Grantor's right, title and interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

**309 Chesser Park Drive
Chelsea, Alabama 35043**

Lot 44, according to the Survey of Cottages at Chesser Phase I, as recorded in Map Book 33, page 45, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions and reservations of record, if any. Subject to ad valorem taxes due, if any, and for subsequent years not yet due and payable. This conveyance was made pursuant to the Final Judgment of Divorce entered in the Circuit Court of Shelby Alabama, Civil Action No. DR-2014-900610.00 and is subject to a first mortgage lien which the grantee herein hereby agrees to assume and timely pay.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT. TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal, this ____ day of _____, 2015.


(SEAL)

(SEAL)

Nicole Elizabeth Coffee (Brown)

NICOLE ELIZABETH COFFEE (BROWN), GRANTOR
Wesley Earl Coffee

WESLEY EARL COFFEE, GRANTEE


20150108000008900 1/2 \$102.50
Shelby Cnty Judge of Probate, AL
01/08/2015 02:28:09 PM FILED/CERT

Shelby County, AL 01/08/2015
State of Alabama
Deed Tax: \$85.50

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Nicole and Wesley Coffee, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 8th day of January 2015.

Summer Leigh Hinton

NOTARY PUBLIC
My Commission Expires:
8/20/17

Prepared By: *Bradley James Latta*
4321 Downtowner Loop North
Ste 204
Mobile, AL 36609-5515

Real Estate Sales Validation Form

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

Grantor's Name
Mailing AddressNicole Coffee
1278 Cahaba Valley Rd
Apt 827B
Birmingham, AL 35242Grantee's Name
Mailing Address
Wesley Coffee
309 Chessier Park Dr
Chelsea, AL 35043

Property Address

309 Chessier Park Dr
Chelsea AL
35043

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$170,100. 1/2 85,050.

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 Office

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 1/8/15

Unattested

(verified by)

Print

Nicole E. Coffee

Sign

Nicole E. Coffee

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20150108000008900 2/2 \$102.50
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