

THIS INSTRUMENT PREPARED BY:

James E. Roberts

P.o. Box 382646  
Birmingham Al 35238

Send Tax Notice To:

Bo Coshatt  
4940 Coshatt Drive  
Birmingham Al 35244

**WARRANTY DEED**  
**(Joint Tenants with Right of Survivorship)**

STATE OF ALABAMA )


COUNTY OF JEFFERSON )

**KNOW ALL MEN BY THESE PRESENTS:** In consideration of FIVE THOUSAND DOLLARS AND 00/100 CENTS and the simultaneous execution of a purchase money mortgage of even date in the amount of 175,000.00 and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, James E. Roberts("grantor"), does now grant, bargain, sell, and convey to Danny J. Coshatt and wife Robin Coshatt ("grantees"), as joint tenants with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either of the grantees, the real property and premises located in the County of Jefferson, Alabama, described as follows: See Exhibit A attached for full legal description.


. Subject to all easements, restrictions and any and all other easements, restrictions and agreements of record. See Exhibit A attached hereto. Together with all improvements on such property and appurtenances belonging to such property, and warrant the title to the described real property.

TO HAVE AND TO HOLD the described premises to the grantees, as joint tenants with full rights of survivorship, and to the heirs and assigns of the survivor, forever, free, clear, and discharged of and from all former grants, charges, taxes, judgments, mortgages, and other liens and encumbrances of whatsoever nature.

IN WITNESS WHEREOF, I have hereunto set my hand this the 3<sup>rd</sup> day of Jan, 2018<sup>4</sup>

  
James E. Roberts

STATE OF ALABAMA )

  
20150225000058910 1/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
02/25/2015 11:51:50 AM FILED/CERT

COUNTY OF JEFFERSON )

Before me, Jerry M'Gaha the undersigned notary public in and for said county in said state, personally appeared James E. Roberts, who being first duly sworn, make oath that he has read the foregoing instrument and knows the contents thereof, and that upon such information and belief, aver that the facts contained therein are true and correct.

Subscribed and sworn to before me this the 3<sup>rd</sup> day of January, 2015.

[seal]

Jerry M'Gaha  
Notary Public

My commission expires: 9-12-2016



20150225000058910 2/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
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# SCHEDULE A

## LEGAL DESCRIPTION

A part of the Southeast quarter of the Northeast quarter of Sect South, Range 2 West and part of the Southwest quarter of the Section 15, Township 19 South, Range 2 West, Shelby Cou particularly described as follows:

Commence at the Southeast corner of the above said South Northeast quarter of Section 16 and in a Northerly direction along quarter – quarter , run a distance of 250.0 feet, to the point of begin angle of 88 degrees 30' to the left for a distance of 268.47 feet to way line of the County Road; thence turn an angle of 150 degree along said right of way for a distance of 398.0 feet; thence turn an 56' 06" to the right for a distance of 207.63 feet; thence turn an ang to the right for a distance of 147.48 feet to the point of beginnii Shelby County, Alabama.


## SUBJECT TO THE FOLLOWING

- (a) Rights or claims of parties in possession not shown by the public
- (b) Easements, or claims of easements, not shown by the public rec
- (c) Encroachments, overlaps, boundary line disputes, or other disclosed by an accurate survey and inspection of the premises
- (d) Any lien, or right to a lien, for services, labor or material heretof imposed by law and not shown by the public records.
- (e) Taxes or assessments which are not shown as existing liens by or the records of any taxing authority that levies taxes or assess

**Taxes for the year 2013 and subsequent years.**

**Title to all minerals within and underlying the premises, together and other rights, privileges and immunities relating thereto, including damages, are not insured herein.**

**Right-of-way granted to Alabama Power Company recorded in**  
**Less and except any part of subject property lying within any**  
**Unrecorded easement to Bellsouth Telecommunication dated**

  
20150225000058910 3/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
02/25/2015 11:51:50 AM 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 James E. Roberts  
Mailing Address P.O. Box 382646  
Birmingham, AL 35238

Grantee's Name Danny J. Coshatt  
Mailing Address 4940 Coshatt Drive  
Birmingham, AL 35244

Property Address 2627 Valleydale Rd  
Birmingham, AL 35124

Date of Sale Jan 3<sup>rd</sup> 2014  
Total Purchase Price \$ 125,000.00



20150225000058910 4/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
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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)

☐ Bill of Sale ☐ Appraisal  
☐ Sales Contract ☐ Other  
☐ 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 2-25-2015

Print James E. Roberts

☐ Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1