

Name: Maria C. Costa  
Address: 1661 Shades Pointe Drive  
Hoover, AL. 35244

**This instrument was prepared by**  
Name Larry L. Halcomb  
Attorney at Law  
Address 15 Office Park Circle, Suite #100  
Birmingham, AL 35223

Form 1-1-27 Rev.1-86

**WARRANTY DEED**

90% Jeff Co  
10% Shelby Co  
\$30,000 mtg.



20150406000337280 1/1  
Bk: LR201561 Pg: 14869  
Jefferson County, Alabama  
I certify this instrument filed on:  
04/06/2015 09:14:52 AM D  
Judge of Probate- Alan L. King

16.00  
30.00  
46.00

1) **STATE OF ALABAMA }  
Jefferson & Shelby COUNTY)  
KNOW ALL MEN BY THESE PRESENTS:**

**That in consideration of Two Hundred Sixty Six Thousand and no/ 100 (\$ 266,000.00) Dollars**  
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is  
acknowledged, I or we,

**Robert R. Coleman & wife, Linda S. Coleman**

(herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto

**Maria C. Costa**



20150410000116210 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
04/10/2015 02:44:47 PM FILED/CERT

(herein referred to as grantee, whether one or more), the following described real estate situated in **Jefferson & Shelby** County, Alabama to-wit:

Lot 5, according to the Survey of Shades Point, Second Sector, as recorded in Map Book 30, Page 18, in the Probate Office of Jefferson County, Alabama, Bessemer Division and in Map Book 25, page 15, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to Taxes for 2015.

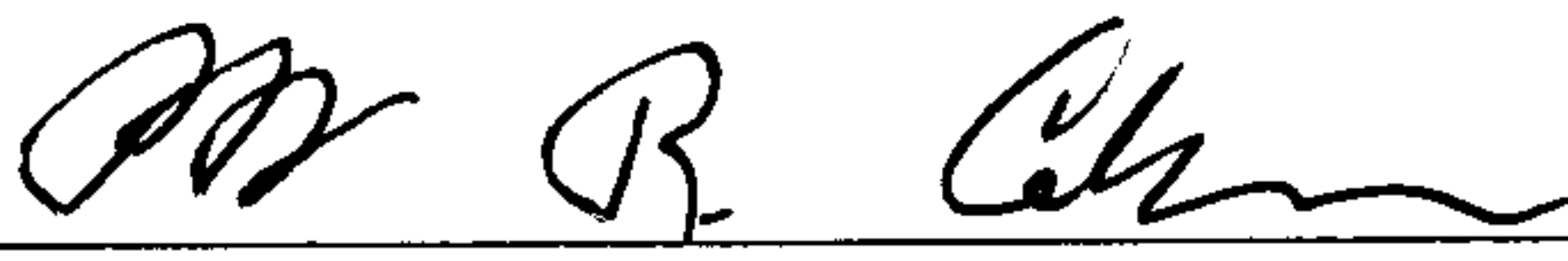

Subject to Building lines, Easements, Resolution & Declaration of Protective Covenants, of record.

\$240,130.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seal, this 31<sup>st</sup> day of March, 2015.

 (Seal)  (Seal)  
Robert R. Coleman Linda S. Coleman

**STATE OF ALABAMA } General Acknowledgment  
JEFFERSON COUNTY }**

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that **Robert R. Coleman & wife, Linda S. Coleman**, 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31<sup>st</sup> day of March, 2015.

Notary Public -Larry L. Halcomb

My Commission expires: 1/23/2018

 (Seal)

20150406000337280 1/1  
Bk: LR201561 Pg: 14869  
Jefferson County, Alabama  
04/06/2015 09:14:52 AM D  
Fee - \$16.00  
Deed Tax - \$30.00

Total of Fees and Taxes-\$46.00  
KWBESS



**REAL ESTATE SALES VALIDATION FORM**

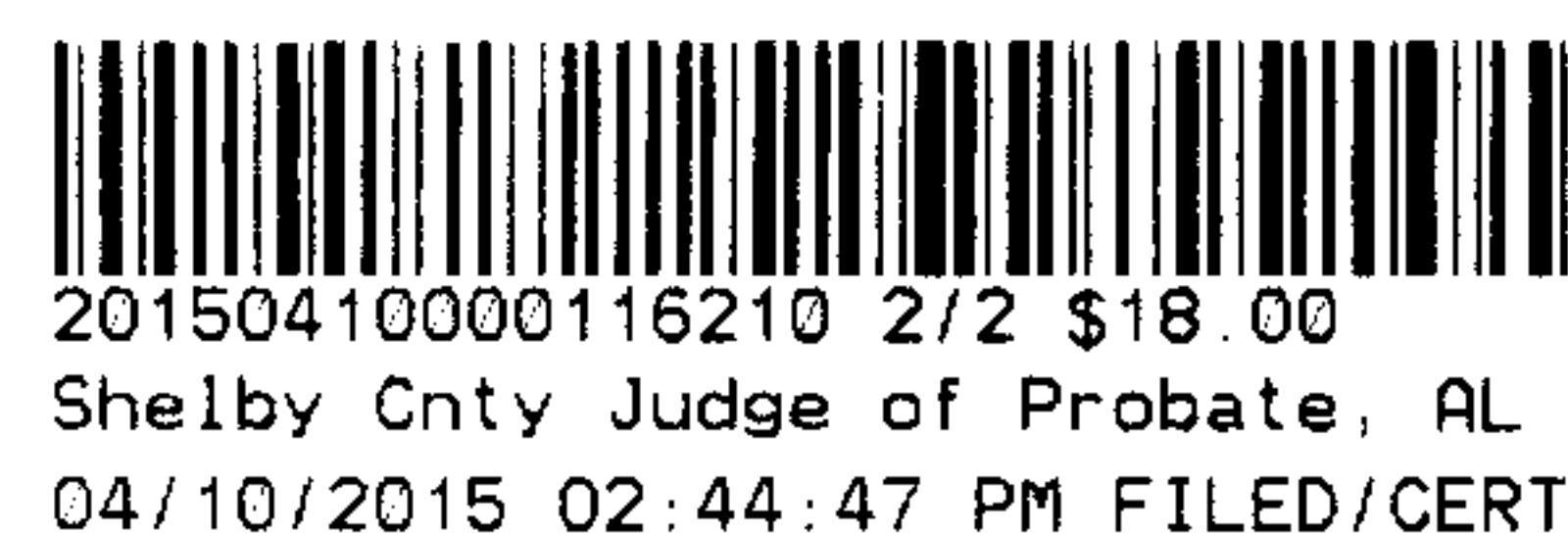
*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

<b>Grantor's Name</b>	Robert R. Coleman Linda S. Coleman	<b>Grantee's Name</b>	Maria C. Costa
<b>Mailing Address</b>	1661 Shades Pointe Drive Hoover, AL 35244	<b>Mailing Address</b>	1661 Shades Pointe Drive Hoover, AL 35244
<b>Property Address</b>	1661 Shades Pointe Drive Hoover, AL 35244	<b>Date of Sale</b>	March 31, 2015
		<b>Total Purchase Price</b>	\$266000.00
		<b>Or</b>	
		<b>Actual Value</b>	
		<b>Or</b>	
		<b>Assessor's Market Value</b>	

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



If the conveyance document presented for recordation contains all 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: March 31, 2015. Print: Larry L. Halcomb

\_\_\_\_ Unattested  
\_\_\_\_ (Verified by)

Sign :

Agent