

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Richard K. Coleman and Sheryll C. Coleman
1042 Long Branch Pkwy
Calera, AL 35040

20150908000312560
09/08/2015 12:57:27 PM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA

)

SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Eighty-Eight Thousand And No/100 Dollars (\$288,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Michael Duke, an unmarried man, and Courtney Boyington, a married woman, formerly known as Courtney Duke (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Richard K. Coleman and Sheryll C. Coleman (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 133, according to the Survey of Final Plat of Long Branch Estates, Phase 1, as recorded in Map Book 34 page 66 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Two Hundred Eighty-Eight Thousand And No/100 Dollars (\$288,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

The above described property does not constitute the homestead of Courtney Boyington, nor that of her spouse, neither is it contiguous thereto.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on September 4, 2015.

Michael Duke
Michael Duke

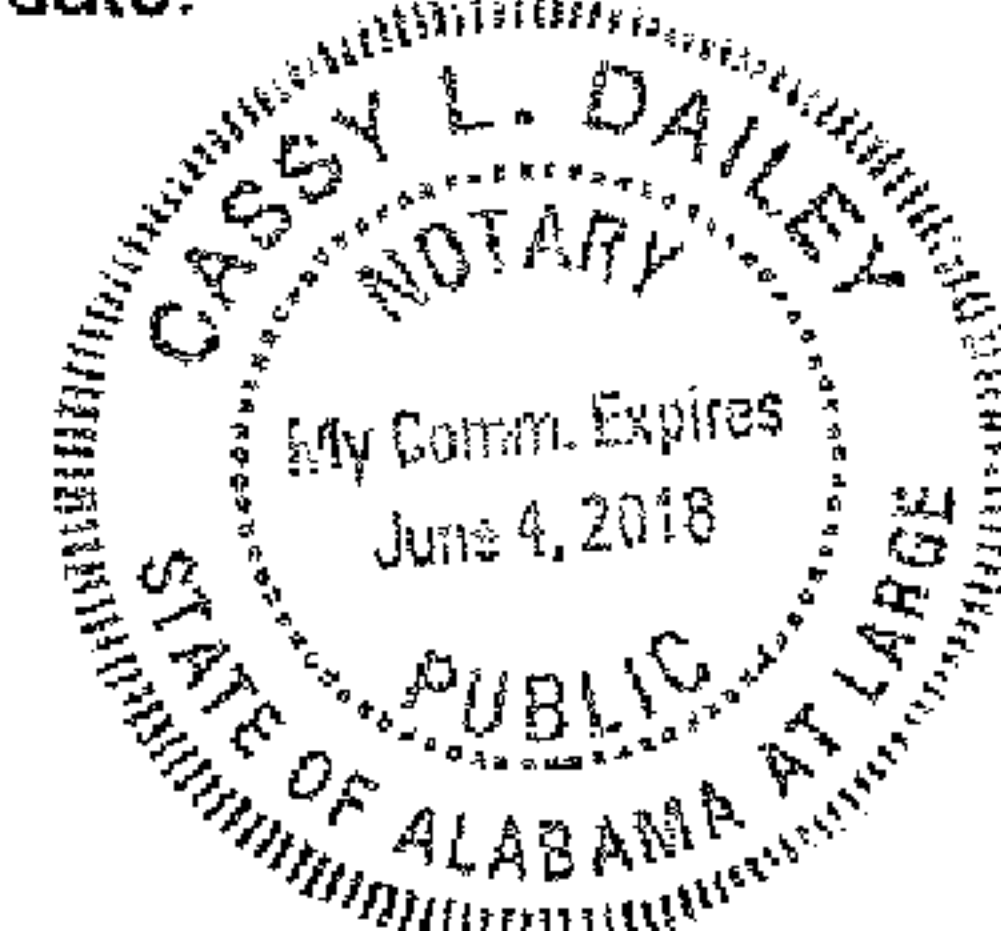
Courtney Boyington
Courtney Boyington

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Duke and Courtney Boyington, whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 4th day of September, 2015.

Cassy L. Dailey
Notary Public
My commission expires:



20150908000312560 09/08/2015 12:57:27 PM DEEDS 2/2

Grantor's Name Michael Duke and Courtney Boyington

Grantee's Name Richard K. Coleman and Sheryll C. Coleman

Mailing Address 1042 Long Branch Pkwy
Calera, AL 35040

Mailing Address 137 Shetland Trail
Alabaster, AL 35007

Property Address 1042 Long Branch Pkwy
Calera, AL 35040

Date of Sale September 4, 2015

Total Purchase Price \$288,000.00

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 - Michael Duke and Courtney Boyington, 1042 Long Branch Pkwy, Calera, AL 35040.

Grantee's name and mailing address - Richard K. Coleman and Sheryll C. Coleman, 137 Shetland Trail, Alabaster, AL 35007.

Property address - 1042 Long Branch Pkwy, Calera, AL 35040

Date of Sale - September 4, 2015.

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: September 4, 2015

Sign


Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/08/2015 12:57:27 PM
\$18.00 CHERRY
20150908000312560

