



20160506000153120 1/4 \$92.00
Shelby Cnty Judge of Probate, AL
05/06/2016 09:21:44 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that this WARRANTY DEED, executed this 6th day of May , 2016 , by the grantor,

Idus Copeland, Jr. and wife, Martha Jane Copeland
524 Canterbury Road
Pelham, AL 35124
Shelby County
to the grantee,

Henry T. Copeland and wife, Katherine D. Copeland as joint tenants with rights of survivorship
2641 North Chandalar Lane
Pelham, AL 35124

Shelby County

WITNESSETH, that the said grantor, for

good and valuable consideration

the receipt of which is hereby acknowledged, grants, bargains, sells, and conveys to the grantee

the grantor's interest in and to all that real property located in Shelby County,

Alabama, more particularly described as:

See Exhibit A

Commonly known as: 401 Highway 408, Shelby, AL 35143

Parcel ID: 33 1 11 0 001 020.000

Source of title:

That warranty deed from grantor O. E. Johnson and wife, Mittie D. Johnson to Idus Copeland and wife, Martha Jane Copeland, dated September 1, 1987 and recorded on September 2, 1987 at Deed book 149, page 168, in the Probate records of Shelby County, Alabama

THIS CONVEYANCE is made subject to:

This conveyance is subject to all presently existing road rights-of-way, restrictions, and all existing ingress and egress easements, recorded or unrecorded.

TO HAVE AND TO HOLD the same unto the said grantee and the grantee's heirs and assigns forever.

Shelby County, AL 05/06/2016
State of Alabama
Deed Tax: \$69.00



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AND except as to the above and the taxes hereafter falling due, grantor, for grantor's heirs and personal representatives, hereby covenants with the said grantee and grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said property; that grantor has a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that grantor is in the quiet and peaceable possession of said property; and that the grantor does hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof, unto the said grantee and the grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Idus Copeland Jr
Signature
Idus Copeland, Jr.
Print name
Capacity: Grantor

Martha Jane Copeland
Signature
Martha Jane Copeland
Print name
Capacity: Spouse

Signature

Print name
Capacity: _____

Signature

Print name
Capacity: _____

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Alabama
COUNTY OF Shelby

I, Deborah Lynn Horton, a notary public, hereby certify that Idus Copeland, Jr.
and Martha Jane Copeland,
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 this 6th day of May, A. D. 2016.

Deborah Lynn Horton
Notary Public
Print name: Deborah Lynn Horton
My commission expires: 3-28-20

This instrument was prepared by:
Katherine D. Copeland
2641 North Chandalar Lane
Pelham, Alabama 35124
205-305-0410

After recording, please return to:
Henry T. & Katherine D. Copeland
2641 North Chandalar Lane
Pelham, Alabama 35124

Exhibit A

From the Northeast corner of Section 11, Township 24 North, Range 15 East, run South along the East boundary of said Section 11 a distance of 1667.62 feet to the point of beginning of herein described parcel of land; thence turn 62 deg. 21 min. 20 sec. right and run 198.44 feet; thence turn 68 deg. 30 min. 20 sec. left and run 125.0 feet; thence 135 deg. 06 min. left and run 117.18 feet; thence turn 24 deg. 26 min. right and run 99.85 feet; thence turn 63 deg. 11 min. left and run 80.0 feet to the point of beginning of herein described parcel of land containing a 12.5 foot easement in width lying West of and running parallel to the East boundary of afore described parcel of land; being situated in Shelby County, Alabama.

Including the 1981 Mobile Home situated thereon together with the screened-in patio, storage shed, boat house and pier.



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Real Estate Sales Validation Form

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

Grantor's Name Idus + Martha Jane Copeland
Mailing Address 524 Canterbury Road
Pelham, AL 35124

Grantee's Name Henry T + Katherine D. Copeland
Mailing Address 3641 N. Chandalar Ln.
Pelham, AL 35124

Property Address 401 Highway 408
Shelby, AL 35143

Date of Sale May 4, 2016
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 68,900



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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 assessor's 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 5/6/16

Print Katherine Copeland

☐ Unattested

Sign Katherine Copeland

(verified by)

(Grantor/Grantee/Owner/Agent) circle one