

20160926000352410  
09/26/2016 03:09:31 PM  
DEEDS 1/2

Send tax notice to:  
Alan G. Coffin and Becky L. Coffin  
533 Kirkwall Circle  
Pelham, AL 35124  
BHM1600603

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Sixty Two Thousand One Hundred Eighty Four and 00/100 Dollars (\$362,184.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **DAL Properties, LLC**, whose mailing address is 135 Belcher Dr., Pelham, AL 35124 (hereinafter referred to as "Grantors"), by **Alan G. Coffin and Becky L. Coffin** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 2117, according to the Survey of Kirkwall at Ballantrae, Phase I, Sector 2, as recorded in Map Book 46, Page 26, in the Office of the Judge of Probate of Shelby County, Alabama.**

SUBJECT TO:  
ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.  
MINING AND MINERAL RIGHTS EXCEPTED.

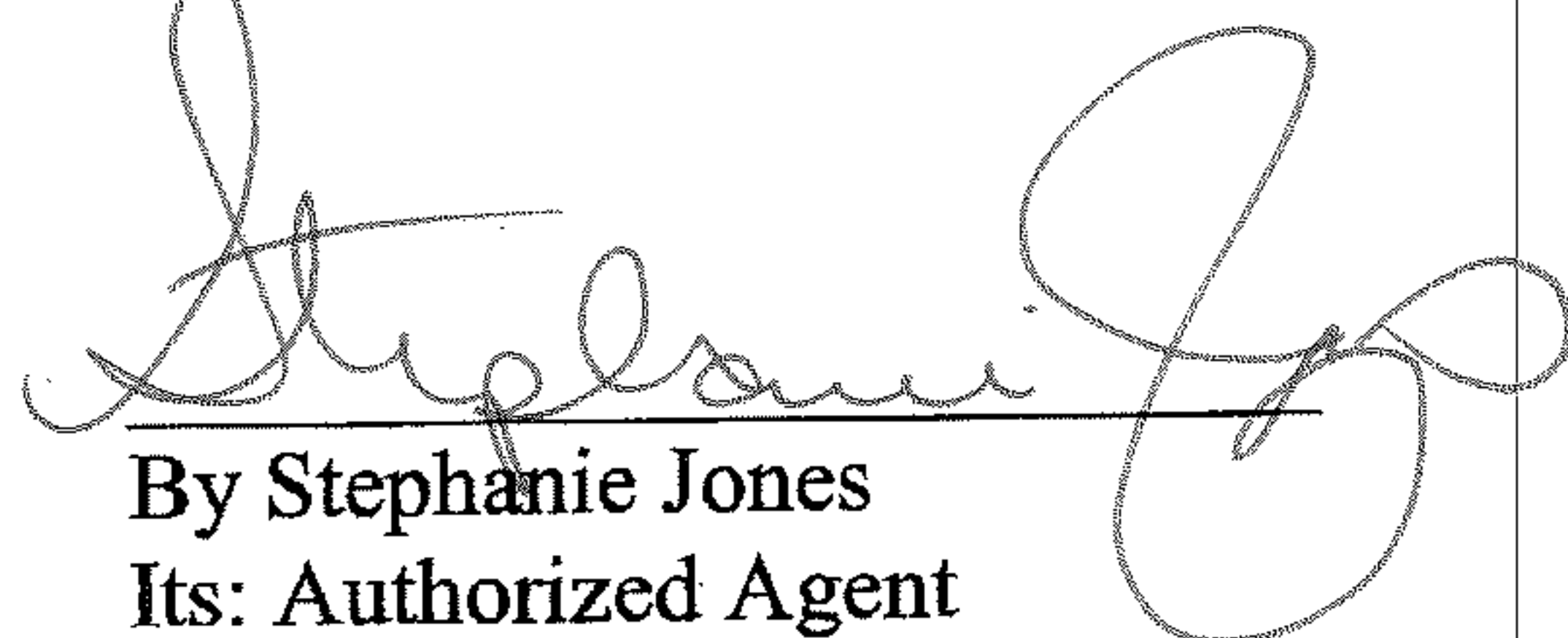
**\$100,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

**TO HAVE AND TO HOLD** to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, his/her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, DAL Properties, LLC by Stephanie Jones, its Authorized Agent, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 23<sup>rd</sup> day of September, 2016.

DAL Properties, LLC

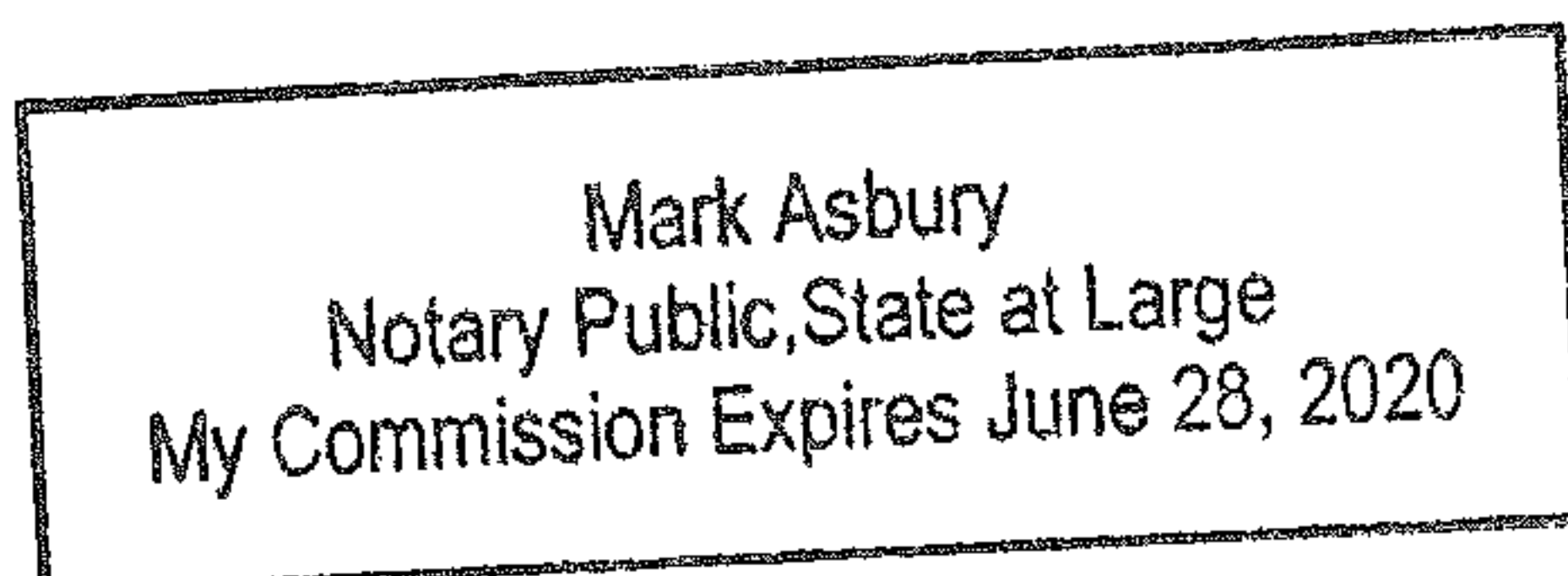
  
By Stephanie Jones  
Its: Authorized Agent


STATE OF ALABAMA  
COUNTY OF SHELBY

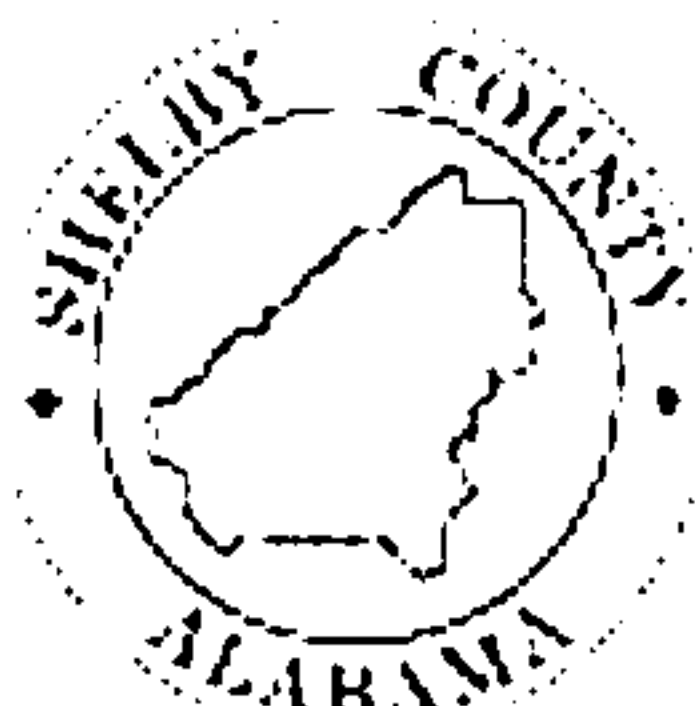
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephanie Jones, as Authorized Agent of DAL Properties, LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, in her capacity and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23<sup>rd</sup> day of September, 2016.

(NOTARIAL SEAL)



  
Notary Public  
Print Name: *Mark Asbury*  
Commission Expires: *6-28-20*



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/26/2016 03:09:31 PM  
\$280.50 CHERRY  
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