

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Terry & Lora Gowers
323 Cedar Lane
Columbiana AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **SIXTEEN THOUSAND AND NO/00 DOLLARS (\$16,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Gail C. Coleman, a single woman (herein referred to as Grantor)** grant, bargain, sell and convey unto **Terry Gowers and Lora Gowers (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

See Attached Exhibit A for Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2017.
2. Easements, restrictions, rights of way, and permits of record.

20170227000066440 1/3 \$37.00
Shelby Cnty Judge of Probate, AL
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TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

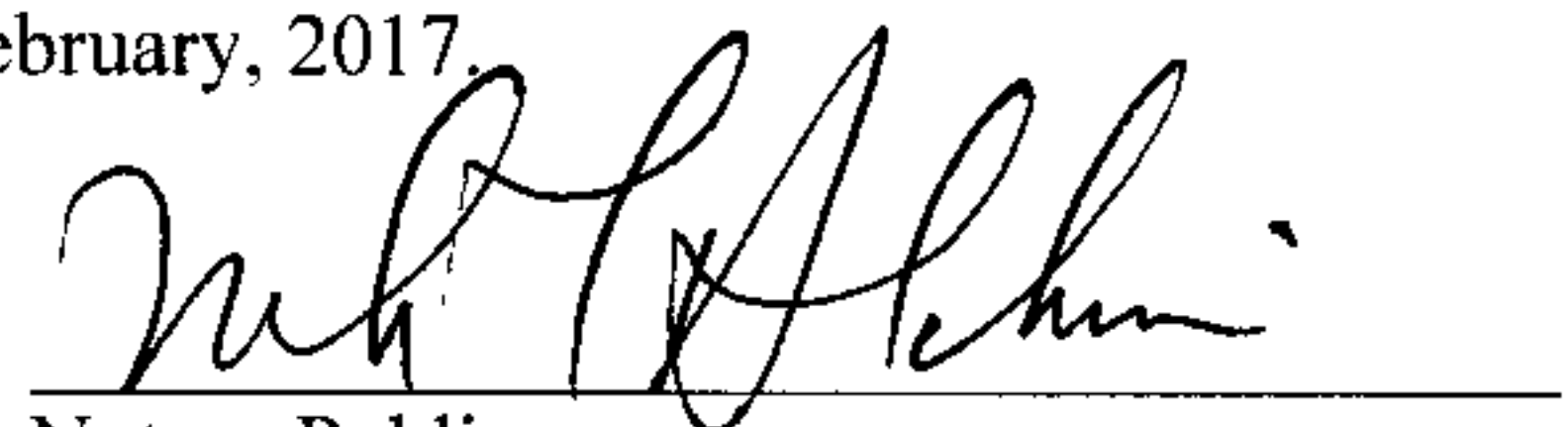
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of February, 2017.

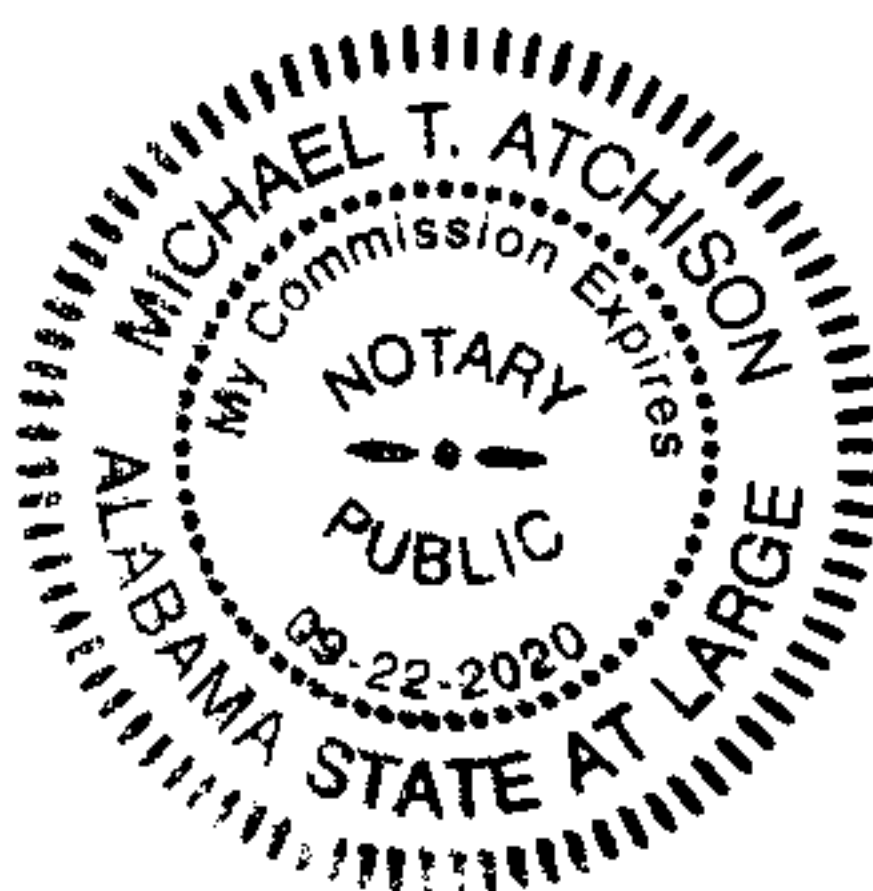

Gail C. Coleman

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Gail C. Coleman**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of February, 2017.


Notary Public
My Commission Expires: 9/22/2020



Shelby County, AL 02/27/2017
State of Alabama
Deed Tax: \$16.00

EXHIBIT A – LEGAL DESCRIPTION

Commence at the NE corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, Township 21 South, Range 1 West; thence run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 701.87 feet to the point of beginning; thence continue last described course for 701.82 feet to an iron pipe; thence $88^{\circ}23'$ right run West for 12336.0 feet to an iron pipe; thence $91^{\circ}34'48''$ right run North for 702.64 feet to an iron pipe; thence $88^{\circ}27'$ right run East for 1238.44 feet to the point of beginning.

Situated in Shelby County, Alabama.

Less and except that certain parcel of land containing 0.555 acres, more or less previously conveyed by David F. Coleman and wife, Gail C. Coleman to Jeffery Beasley and Angela Beasley pursuant to that certain deed executed on the 16th day of April 1999 and recorded in the Office of the Probate Judge of Shelby County, Alabama on the 20th day of April 1999 as Instrument Number 1999-16764.

Also less and except that certain parcel of land previously conveyed by David and Gail Coleman, a married couple to Angela and Jeff Beasley pursuant to that certain deed executed the 1st day of June 2010 and recorded in the Office of the Probate Judge of Shelby County, Alabama on June 1, 2010 as Instrument Number 20100601000172410.

Also less and except that certain parcel of land previously conveyed by David and Gail Coleman, a married couple, to Terry and Lora Gowers pursuant to that certain deed executed the 21st day of May 2010 and recorded in the Office of the Probate Judge of Shelby County, Alabama as Instrument Number 20100521000162180 and then later re-recorded as on August 30, 2010 in the Office of the Probate Judge of Shelby County, Alabama as Instrument Number 20100830000278330 to add an easement to the legal description.


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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 Gail C. Coleman
Mailing Address P.O. Box 1234
Columbiana
Al. 35051

Grantee's Name Lora Glover
Mailing Address 323 Cedar Lane
Columbiana AL
35051

Property Address 323 Cedar Ln
Columbiana, AL 35051

Date of Sale 2-20-17
Total Purchase Price \$ 16,000.00
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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 _____

Print Gail C. Coleman

☐ Unattested

Sign Gail C. Coleman
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



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