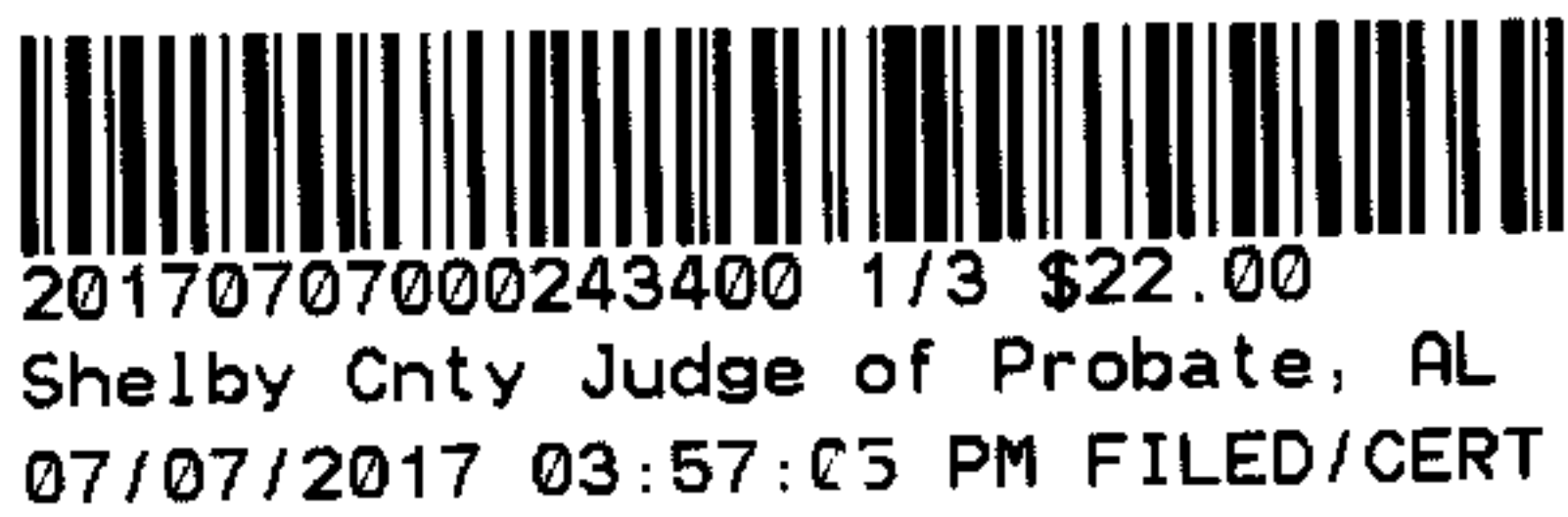


This Instrument was Prepared by:

Send Tax Notice To: Kenneth Coplin  
Kathryn Coplin

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051



132 Rolling Meadows Ln  
Vincent AL 35178

File No.: MV-17-23759

**WARRANTY DEED**  
**JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seventy Two Thousand Five Hundred Dollars and No Cents (\$72,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Lewis Bechtel**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Kenneth Coplin and Kathryn Coplin**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 24, according to the map and survey of Rolling Meadow Estates, as recorded in Map Book 26, Page 93, in the Probate Office of Shelby County, Alabama.

**Property may be subject to taxes for 2017 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$72,500.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 6th day of July, 2017.

Lewis Bechtel  
Lewis Bechtel

By Mamie S. Snyder as Attorney In Fact  
By Mamie S. Snyder  
Attorney In Fact

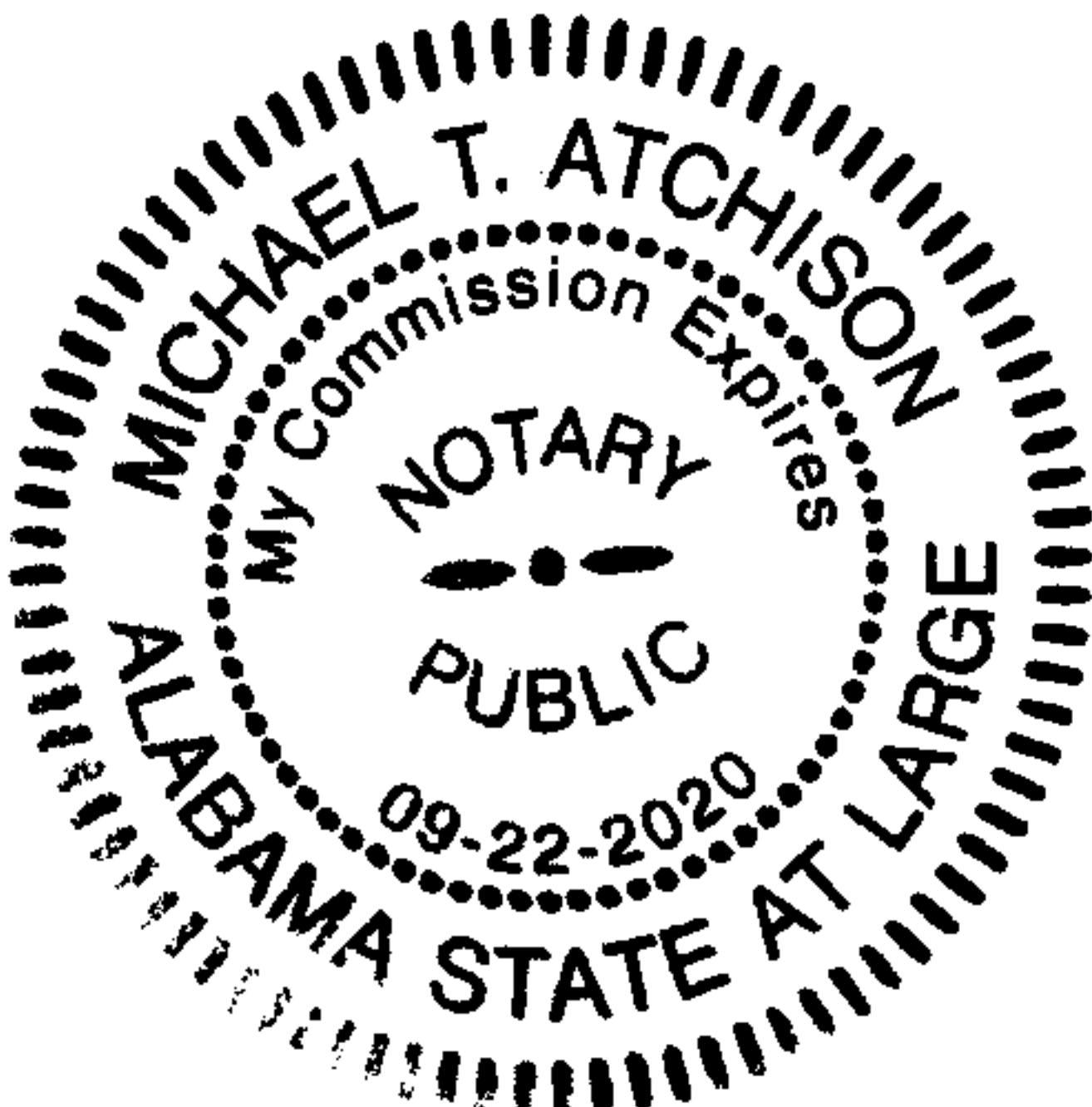
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Mamie S. Snyder as Attorney In Fact for Lewis Bechtel, 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 this the 6th day of July, 2017.

Mike T. Atchison  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: September 22, 2020





STATE OF ALABAMA  
COUNTY OF SHELBY

SPECIFIC DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, That I, **Kathryn Coplin**, of the community of Vincent, County of Shelby, State of ALABAMA, have made constituted and appointed, and by these presents do make, constitute, and appoint **Kenneth Coplin**, of the Community of Vincent, County of Shelby, State of ALABAMA, my true and lawful attorney for me and in my name, place and stead, and for my use and benefit, to execute all documents necessary or proper regarding the purchase of the property located at:


Lot 24, according to the map and survey of Rolling Meadows Estates, as recorded in Map Book 26, Page 93, in the Probate Office of Shelby County, Alabama.

This Power of Attorney shall not be affected by disability, incompetence, or incapacity of the principal **Kathryn Coplin**, it being the intent of the principal to form a Specific Durable power of attorney.

Giving and granting unto my said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes as I might ratifying and confirming that my said attorney, or his substitutes, shall lawfully do or cause to be done by these presents.

This Power of Attorney shall remain in effect until revoked by me in writing and said revocation is recorded in the Office of the Probate Judge of SHELBY County, Alabama. This document hereby expressly revokes any previous Power of Attorney executed by me, regardless of requirements or revocation contained therein.

Witness my hand this the 5<sup>th</sup> day of July, 2017.

  
20170707000243400 2/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
07/07/2017 03:57:05 PM FILED/CERT

Kathryn Coplin  
Kathryn Coplin

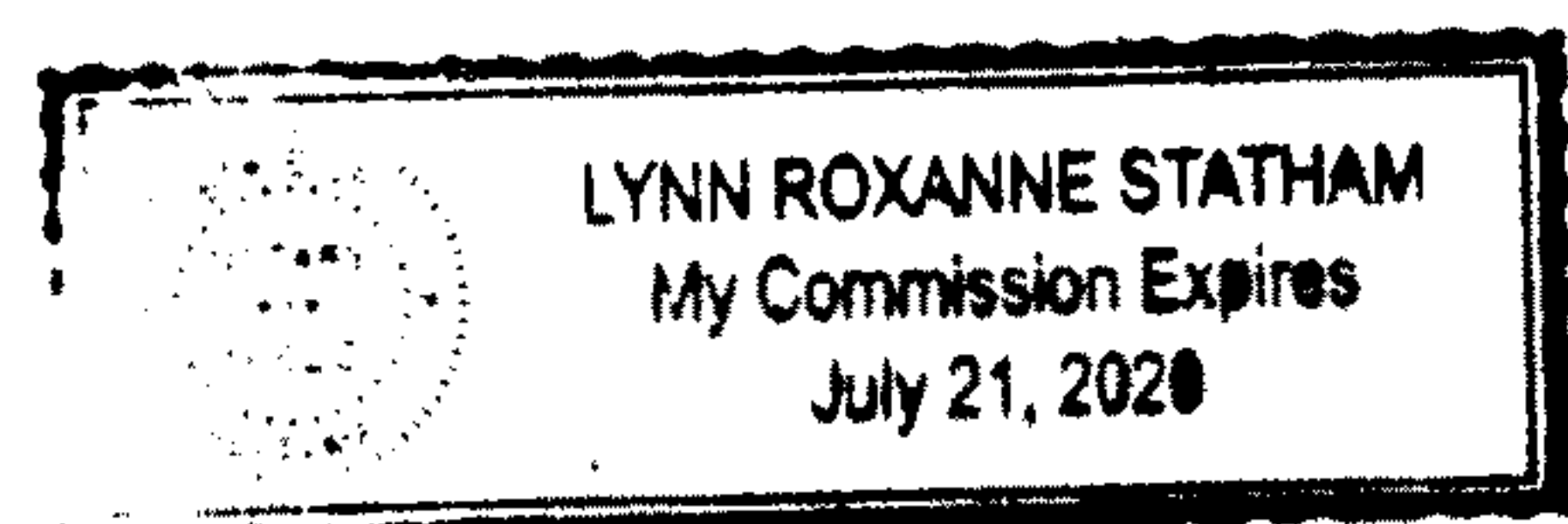
STATE OF ALABAMA  
COUNTY OF Shelby

I, Lynn Roxanne Statham, the undersigned authority, a Notary Public, in and for said County and State, hereby certify that Kathryn Coplin, whose name is signed to the foregoing Power of Attorney, and who is known to me, acknowledged before me, on this day that, being informed of the contents of the said Power of Attorney, he/she/they executed the same and delivered the same voluntarily on the day the same bears date.

Given under my hand and seal this 5 day of July, 2017.

Lynn Roxanne Statham  
Notary Public  
My Commission Expires: 7/21/2020

Prepared by:  
Mike T. Atchison  
PO Box 822  
Columbiana AL 35051





# Real Estate Sales Validation Form

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

Grantor's Name	Lewis Bechtel
Mailing Address	4320 Hwy 83 Vincent, AL 35178
Property Address	132 Rolling Meadows Lane Vincent, AL 35178

Grantee's Name	Kenneth Coplin Kathryn Coplin
Mailing Address	132 Rolling Meadows Lane Vincent, AL 35178
Date of Sale	July 06, 2017
Total Purchase Price	\$72,500.00
or Actual Value	
or lessor'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)

<u>          </u>	Bill of Sale	<u>          </u>	Appraisal
<u>xx</u>	Sales Contract	<u>          </u>	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 - 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 of 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 July 06, 2017

**Unattested**

(verified by)

Print

## Sign

(Grantor/Grantee/Owner/Agent) circle one



20170707000243400 3/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
07/07/2017 03:57:05 PM FILED/CERT

**Form RT-1**