

SEND TAX NOTICE TO:

Ms. Mary Coe Venable
400 North Horton Road
Wilsonville, Alabama 35186

THIS INSTRUMENT WAS PREPARED BY:

ELLIS, HEAD, OWENS & JUSTICE
P.O. Box 587
Columbiana, Alabama 35051

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of One and 00/100 Dollar (\$1.00), and other good and valuable consideration, to the undersigned Grantor, JAMES L. COE, in hand paid by the Grantee, MARY COE VENABLE, the receipt of which is hereby acknowledged, I, the said JAMES L. COE, a married man, do hereby grant, bargain, sell and convey unto my mother, MARY COE VENABLE, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

The above described property does not constitute any part of the homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD unto the said Grantee, MARY COE VENABLE, her heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this


08 day of JUNE, 2017.


James L. Coe

STATE OF ALABAMA)

COUNTY OF SHELBY)

Shelby County, AL 08/02/2017
State of Alabama
Deed Tax: \$94.50


20170802000279480 1/4 \$118.50
Shelby Cnty Judge of Probate: AL
08/02/2017 03:00:14 PM FILED/CERT

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that JAMES L. COE, a married

man, 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 and official seal this 8th day of June, 2017.

Kami M. Foster
Notary Public

My Commission Expires: 1-7-19



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Sheiby Cnty Judge of Probate, AL
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Exhibit "A"
Legal Description


Located in the Southeast quarter of Section 22, Township 21 South, Range 1 East, Shelby County, Alabama being more particularly described as follows:

Commence at the Northeast corner of the Northwest quarter of the Northeast quarter of the Southeast quarter of said Section 22 for the Point of Beginning; thence run south along the east line of said quarter quarter quarter section and an extension thereof for a distance of 1,326.68 feet (deed) to an iron pin found on the south boundary of the Northeast quarter of the Southeast quarter of said Section 22; thence turn an angle to the right of 90 degrees, 38 minutes, 00 seconds (deed) and run along said south boundary line and an extension thereof for a distance of 1,284.15 feet (deed & measured) to an iron pin found on the Northeast line of North Horton Road; thence turn an angle to the right of 67 degrees, 11 minutes, 15 seconds (deed) 67 degrees, 34 minutes, 22 seconds (measured) and run in a Northwesterly direction along said road for a distance of 49.62 feet (deed) 49.50 feet (measured) to an iron pin found; thence turn an angle to the right of 112 degrees, 48 minutes, 45 seconds (deed) 112 degrees, 25 minutes, 38 seconds (measured) and run in a Easterly direction for a distance of 100.00 feet (deed) 99.24 feet (measured) to an iron pin found; thence turn an angle to the left of 90 degrees, 38 minutes, 00 seconds (deed & measured) and run in a Northerly direction for a distance of 87.07 feet (deed & measured) to a point; thence turn an angle to the right of 91 degrees, 38 minutes, 30 seconds (deed & measured) and run in a Easterly direction for a distance of 374.00 feet (deed & measured) to a point; thence turn an angle to the left of 92 degrees, 26 minutes, 41 seconds (deed) 92 degrees, 24 minutes, 28 seconds (measured) and run in a Northerly direction for a distance of 1,200.68 feet (deed) 1201.14 feet (measured) to an iron pin found on the north boundary of the Southeast quarter of said Section 22 being 186.56 feet (measured) west of an iron pin found at the Northwest corner of the Northeast quarter of the Southeast quarter of said Section 22; thence turn an angle to the right of 91 degrees, 25 minutes, 46 seconds (deed & measured) and run along said north boundary in a Easterly direction for a distance of 846.18 feet (deed) 845.49 feet (measured) to the Point of Beginning. Said property containing 26.72 +/- acres (deed) 26.69 +/- acres (Calculated from measured). Said property also being shown as "TRACT B" according to the survey dated December 13, 1991, of Ralph E. Chappell, P.L.S. 10549 and recorded in Shelby County, Alabama, Judge of Probate instrument # 1998-20121. Said property also known as that real estate as described and deeded to William Michael Coe from Edna Faye Hawkins recorded in Shelby County, Alabama Judge of Probate Instrument # 1999-13053. All measured angles and distances in this legal were performed by Carl Daniel Moore P.L.S. 12159 in January of 2008.

Subject to easements, restrictions, rights-of-way and permits of record.

Signed for Identification:


James L. Coe


20170802000279480 3/4 \$118.50
Shelby Cnty Judge of Probate, AL
08/02/2017 03:00:14 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name James L. Coe
Mailing Address 123 Bolton Lane
Columbiana, Alabama 35051

Grantee's Name Mary Coe Venable
Mailing Address 400 North Horton Road
Wilsonville, Alabama 35186

Property Address _____

Date of Sale _____
Total Purchase Price \$ _____



20170802000279480 4/4 \$118.50
Shelby Cnty Judge of Probate, AL
08/02/2017 03:00:14 PM FILED/CERT

or
Actual Value \$ _____

or
Assessor's Market Value \$ 94,190.00

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 Property Tax Commissioner
☐ 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 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 06/08/2017

Print JAMES L COE

Unattested

Keri M. Foster
(verified by)

Sign James L Coe
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1