

*This instrument was prepared without
the benefit of title information by:*


Stephen Stallcup
Maynard, Cooper & Gale, P.C.
1901 6th Avenue, North
2400 Regions/Harbert Plaza
Birmingham, Alabama 35203

Shelby County, AL 09/01/2017
State of Alabama
Deed Tax: \$610.00

SEND TAX NOTICE TO:

Josh Haley Coleman and
Kelly Hughes Coleman
5342 Greystone Way
Birmingham, AL 35242

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)


20170901000321220 1/4 \$634.00
Shelby Cnty Judge of Probate, AL
09/01/2017 03:33:55 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of [USE SALE PRICE AGREED TO BY PARTIES HERE] and other good and valuable consideration in hand to Bryan Arthur Coleman and Josh Haley Coleman, as Personal Representatives of the Estate of Dora C. Coleman, deceased, being administered in the Probate Court of Shelby County, Alabama, Case No. PR-2016-000854 (herein referred to as "Grantor"), by Josh Haley Coleman and Kelly Hughes Coleman, as joint tenants with right of survivorship (herein referred to as "Grantees"), the receipt whereof is acknowledged, Grantor grants, bargains, sells and conveys unto Grantees, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 46, according to the Survey of Greystone, 6th Sector, as recorded in Map Book 17, Page 54 A, B, & C, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to:

1. Existing easement, restrictions, rights-of way and limitations, if any, of record.
2. Ad valorem taxes currently due or owing.

The property conveyed herein was held by Charles S. Coleman and Dora C. Coleman, as joint tenants with the right of survivorship, pursuant to that certain deed recorded in the Probate Court of Shelby County, Alabama as instrument number 20050805000398220 on or about August 5, 2005, until the death of Charles S. Coleman on or around November 29, 2009. Dora C. Coleman then owned the property solely until her death on or around November 6, 2016.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantors' Name and Mailing Address:

The Estate of Dora C. Coleman
4320 Paxton Way
Birmingham, AL 35242

Grantees' Name and Mailing Address:

Josh Haley Coleman and Kelly Hughes Coleman
5342 Greystone Way
Birmingham, AL 35242

Property Address:

5342 Greystone Way, Birmingham, AL 35242

Date of Transfer:

August 18th, 2017

Purchase Price:

\$ 610,000.⁰⁰


The Purchase Price can be verified in:

- ☒ Bill of Sale
- ☐ Sales Contract
- ☐ Closing Statement
- ☐ Appraisal

TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns forever.

For Grantor and for Grantor's heirs, executors and administrators, Grantor hereby covenants with the said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever against the lawful claims and demands of all persons.

(Signatures appear on the following page(s))


20170901000321220 2/4 \$634.00
Shelby Cnty Judge of Probate, AL
09/01/2017 03:33:55 PM FILED/CERT

IN WITNESS WHEREOF, Bryan Arthur Coleman, as Co Personal Representatives of the Estate of Dora C. Coleman, deceased, has hereunto set his hand and seal this 18 day of August, 2017.

Bryan A. Coleman Personal Rep
Bryan Arthur Coleman, as a Co Personal Representative
of the Estate of Dora C. Coleman, deceased


STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Bryan Arthur Coleman, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents and conveyance, he, as a Co Personal Representative of the Estate of Dora C. Coleman, deceased, executed the same voluntarily on the day the same bears date.


Given under my hand and official seal, this the 18th day of August, 2017.

Cindy Renee Bennett
Notary Public
My commission expires: 5/9/2018

Affix Seal


20170901000321220 3/4 \$634.00
Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, Josh Haley Coleman, as Co Personal Representatives of the Estate of Dora C. Coleman, deceased, has hereunto set his hand and seal this 18 day of August, 2017.


Josh Haley Coleman, as a Co Personal Representative of
the Estate of Dora C. Coleman, deceased


STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Josh Haley Coleman, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents and conveyance, he, as a Co Personal Representative of the Estate of Dora C. Coleman, deceased, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 18th day of August, 2017.


Cindy Renee Beaman
Notary Public
My commission expires: 5/9/2018

Affix Seal


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