

This Instrument was Prepared by:

Shannon E. Price, Esq.  
Kudulis, Reisinger & Price, LLC  
P.O. Box 653  
Birmingham, AL 35201

Send Tax Notice To: Zachary Neal Harris  
5811 Old Kendrick Road  
Helena, AL 35080

20171103000399410  
11/03/2017 09:53:59 AM  
DEEDS 1/3

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Two Hundred Ninety Two Thousand Five Hundred Dollars and No Cents (\$292,500.00)**, 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, **Carolyn J. Coggin, an unmarried woman, whose mailing address is 22 Squires Glenn Ln., Leeds, AL 35094** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Zachary Neal Harris, whose mailing address is 5811 Old Kendrick Road, Helena, AL 35080** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **5811 Old Kendrick Road, Helena, AL 35080**; to wit;

A PORTION OF LAND SITUATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 3 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 182.18 FEET TO THE POINT OF BEGINNING; THENCE TURN RIGHT 88°41'24" AND RUN NORTH A DISTANCE OF 264.0 FEET; THENCE TURN LEFT 91°18'36" AND RUN WEST A DISTANCE OF 305.0 FEET; THENCE TURN LEFT 91°18'36", AND RUN SOUTH A DISTANCE OF 264.0 FEET TO THE SOUTH LINE OF SAID 1/4-1/4 SECTION; THENCE TURN LEFT 08°41'24" AND RUN EAST ALONG SAID SOUTH 1/4-1/4 SECTION LINE A DISTANCE OF 305.0 FEET TO THE POINT OF BEGINNING.

ALSO A NON-EXCLUSIVE EASEMENT FOR JOINT DRIVEWAY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 157.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 25.0 FEET TO THE SOUTHEAST CORNER OF THE PREVIOUSLY DESCRIBED PARCEL; THENCE TURN RIGHT 88°41'24" AND RUN NORTH ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 264.0 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE TURN RIGHT 91°18'36" AND RUN EAST A DISTANCE OF 25.0 FEET; THENCE TURN RIGHT 88°41'24" AND RUN SOUTH A DISTANCE OF 264.0 FEET TO THE POINT OF BEGINNING.

\$220,000.00 of the purchase price is being paid by a mortgage being simultaneously recorded herewith.

Carolyn J. Coggin is the surviving grantee of the deed recorded in Instrument # 1998-4220. Ollie W. Coggin having died October 4, 2001.

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

All taxes for the year 2018 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

Joint driveway agreement filed in Inst. #1998-42197.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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 20th day of October, 2017.

Carolyn J. Coggin  
Carolyn J. Coggin

State of Alabama

}

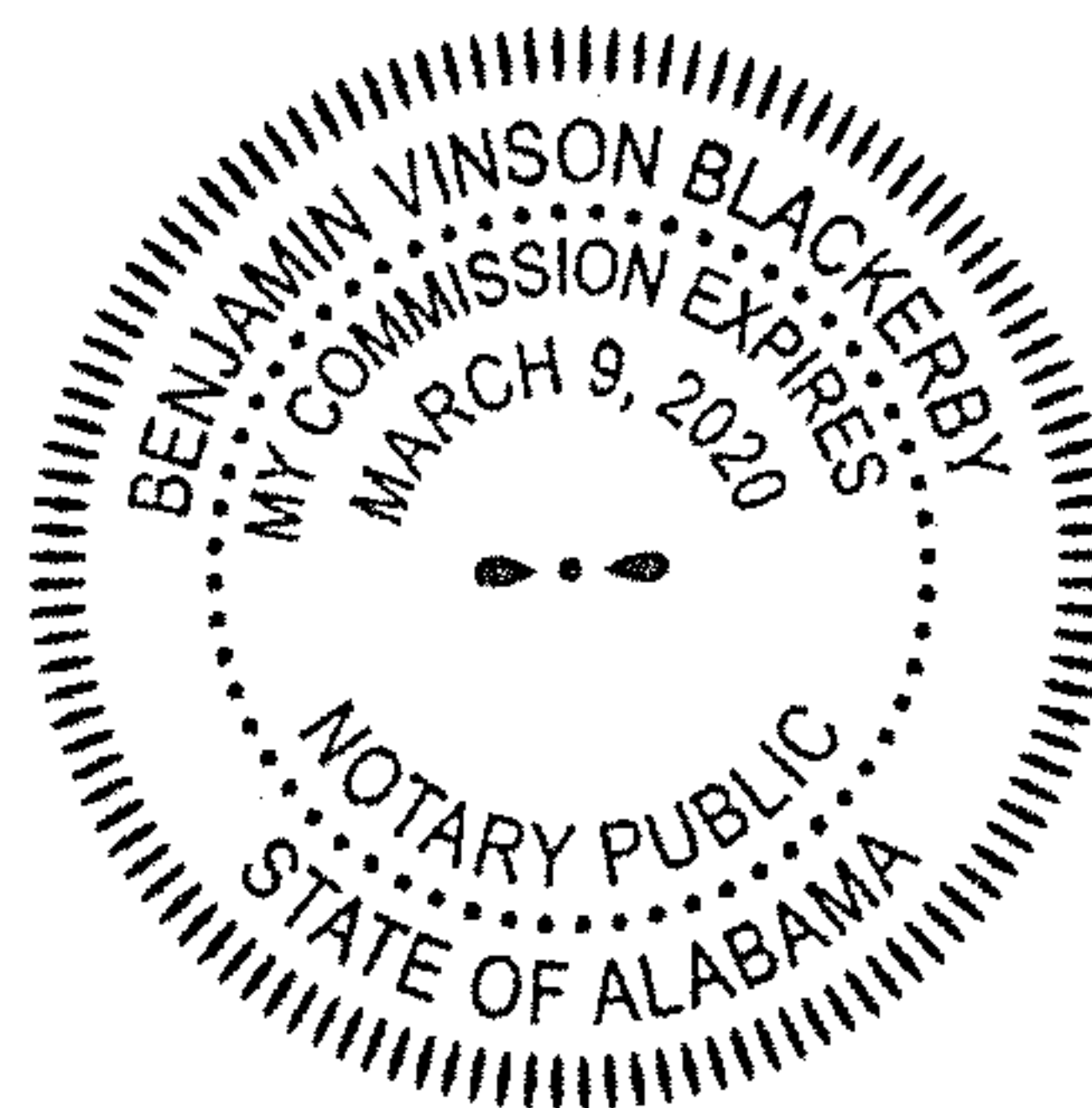
General Acknowledgment

Jefferson County

I, Benjamin V. Blackerby, a Notary Public in and for the said County, in said State, hereby certify that Carolyn J. Coggin, an unmarried woman, 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/she/they executed the same voluntarily on the day the same bears date.

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

Benjamin V. Blackerby  
Notary Public, State of ALABAMA  
Benjamin V. Blackerby  
Printed Name of Notary  
My Commission Expires: 3-9-20





Real Estate Sales Validation Form

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

Grantor's Name	Carolyn J. Coggin	Grantee's Name	Zachary Neal Harris
Mailing Address	22 Squires Glenn Ln Leeds AL 35094	Mailing Address	5811 Old Kendrick Road Helena, AL 35080
Property Address	5811 Old Kendrick Road Helena, AL 35080	Date of Sale	October 27, 2017
		Total Purchase Price	\$292,500.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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	October 20, 2017	Print	Carolyn J. Coggin
<input type="checkbox"/> Unattested	 (verified by)	Sign	 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
11/03/2017 09:53:59 AM  
\$313.50 DEBBIE  
20171103000399410