

This Instrument was Prepared by:  
Shannon E. Price, Esq.  
Kudulis, Reisinger & Price, LLC  
P.O. Box 653  
Birmingham, AL 35201

Send Tax Notice To: Karen A. Coshatt  
292 Kentwood Drive  
Alabaster, AL 35007

145 Canyon Trail  
Pelham, AL 35124

CORPORATION FORM WARRANTY DEED

State of Alabama

Shelby County

} Know All Men by These Presents:

20180118000016440

01/18/2018 08:51:19 AM

DEEDS 1/3

That in consideration of the sum of **One Hundred Thirty Four Thousand Nine Hundred Dollars and No Cents (\$134,900.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **CJS Investments, LLC**, whose mailing address is **145 Canyon Trail, Pelham, AL 35124** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Karen A. Coshatt**, whose mailing address is **292 Kentwood Drive, Alabaster, AL 35007** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 145 Canyon Trail, Pelham, AL 35124**; to wit;

LOT 34, ACCORDING TO THE SURVEY OF PARKVIEW TOWNHOMES, PLAT NO. 1, AS RECORDED IN MAP BOOK 26, PAGE 92 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY.

\$132,453.00 of the Purchase Price is being paid by a Mortgage being recorded simultaneously herewith.

Subject to:

- 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.
- Such state of facts as shown on subdivision plat recorded in Plat Book 26, Page 92.
- 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.
- Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 26, Page 92.
- Rights of adjoining owners of party wall(s) located partly on the land and partly on abutting property and rights of such adjoining owners in common, in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkways and entrance, together with all liability for maintenance, repair and damage with common use entails.
- Easements as shown by recorded plat, including 25 feet private access and utility easement and 10 feet running through the property.
- Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 101 page 517, Deed Book 105 page 22, Deed Book 141 page 596, Deed Book 170 page 290 in the Probate Office.
- Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. No. 2000-21464 in the Probate Office,
- Right(s) of Way(s) granted to South Central Bell by instrument(s) recorded in Deed Book 285 page 183 in the Probate Office.
- Right(s) of Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 76 page 259 in the Probate Office.
- Easement(s) to Alabama Power Company as shown by instrument recorded in Deed Book 332 page 655 and Inst. No. 2000-11838 in the Probate Office.
- Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in assessed by Ruth



Worrell in Book 1 page 70 in the Probate Office.

Restrictions, limitations and conditions as set out in Map Book 26 page 64 and Map Book 26 page 92 in the Probate Office.

Utility Drainage and ingress and egress easement agreement set out in inst. No. 1999-1344 in the Probate Office.


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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Sole Member, Chris Simpson, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of January, 2018.

CJS INVESTMENTS, LLC

 SOLE MEMBER  
Chris Simpson  
Sole Member

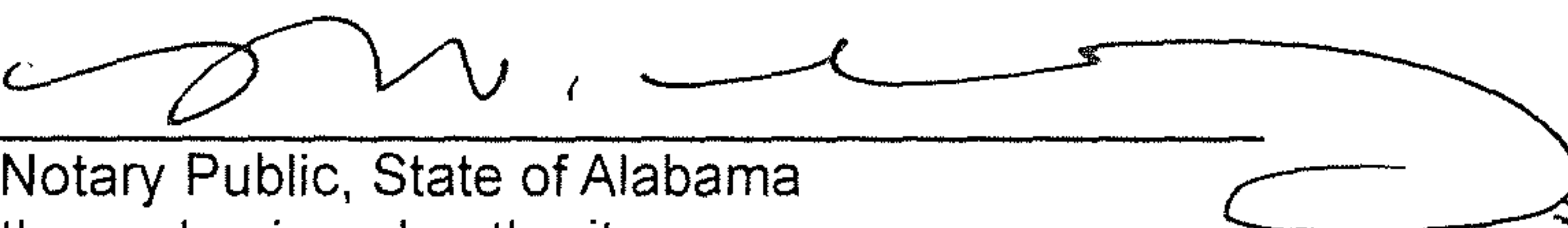
State of Alabama

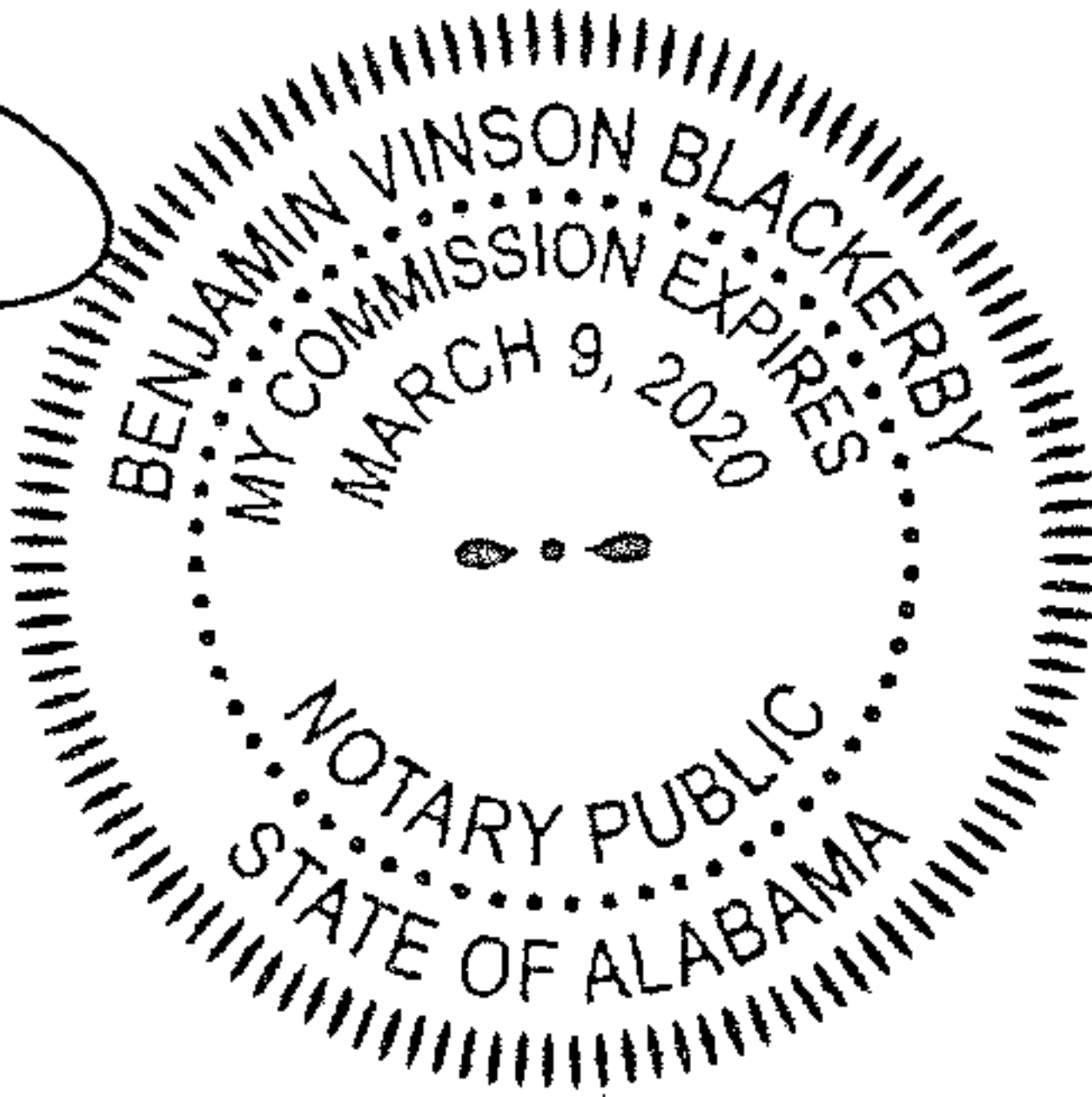
} General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Chris Simpson, whose name as Sole Member of CJS Investments, LLC 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 for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal, this the 16th day of January, 2018.

  
Notary Public, State of Alabama  
the undersigned authority  
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	CJS Investments, LLC	Grantee's Name	Karen A. Coshatt
Mailing Address	<del>145 Canyon Trail</del> 317 Oakwell Circle <del>Pelham, AL 35124</del> Calera, AL 35040	Mailing Address	<del>292 Kentwood Drive</del> 145 Canyon Trail <del>Alabaster, AL 35007</del> Pelham, AL 35124
Property Address	145 Canyon Trail Pelham, AL 35124	Date of Sale	January 16, 2018
		Total Purchase Price	\$134,900.00
		or	
		Actual Value	
20180118000016440 01/18/2018 08:51:19 AM DEEDS 3/3 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 checked="" 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.


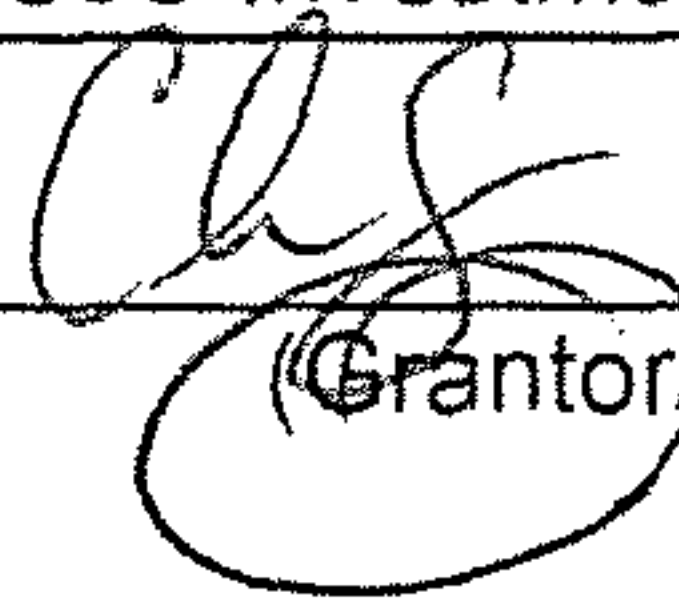
Date of Sale - the date on which interest to the property was conveyed.

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	January 15, 2018	Print	CJS Investments, LLC
Unattested		Sign	 SOLE MEMBER
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
01/18/2018 08:51:19 AM  
\$23.50 CHERRY  
20180118000016440