

This Instrument was Prepared by:

Send Tax Notice To: Morgan L England

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

6144 Cathwick Dr
McCalla, AL 35111

File No.: MV-18-24605

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Eighty Seven Thousand Dollars and No Cents (\$187,000.00)**, 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, **Robert C. Coggin and Mary Ann Coggin**, husband wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Morgan L England**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

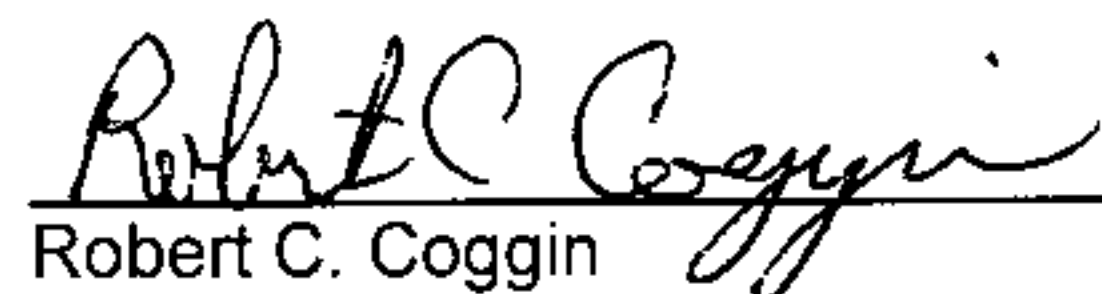
Property may be subject to 2018 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$158,900.00 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 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 26th day of April, 2018.


Robert C. Coggin

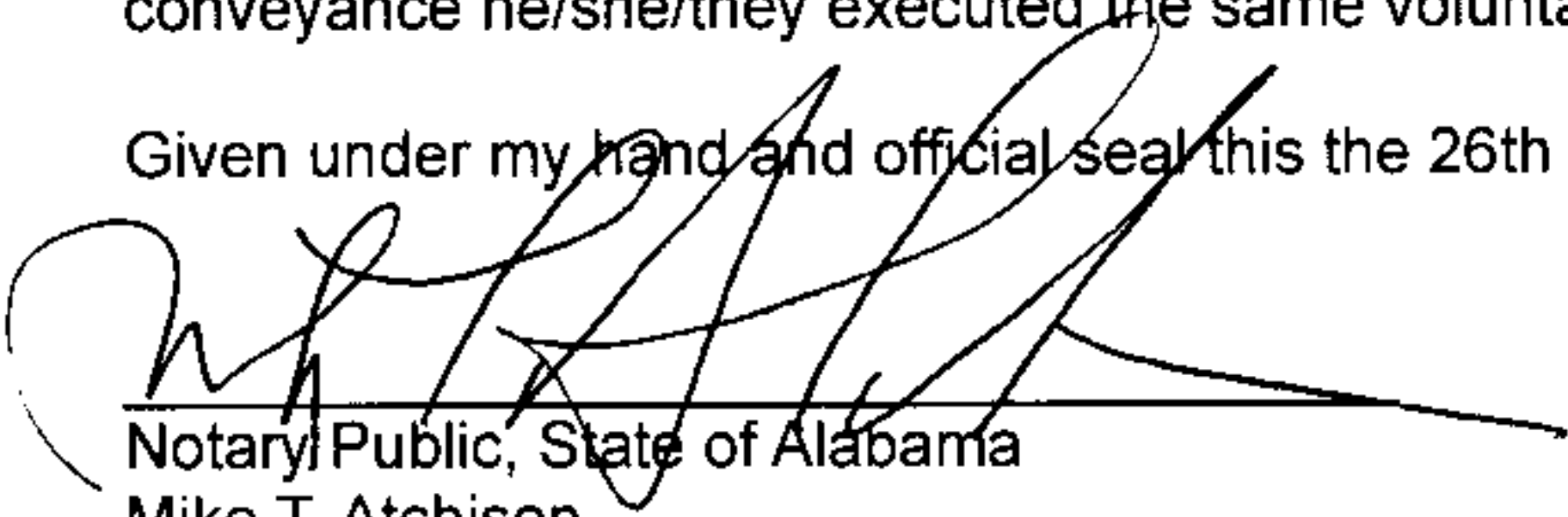

Mary Ann Coggin

State of Alabama

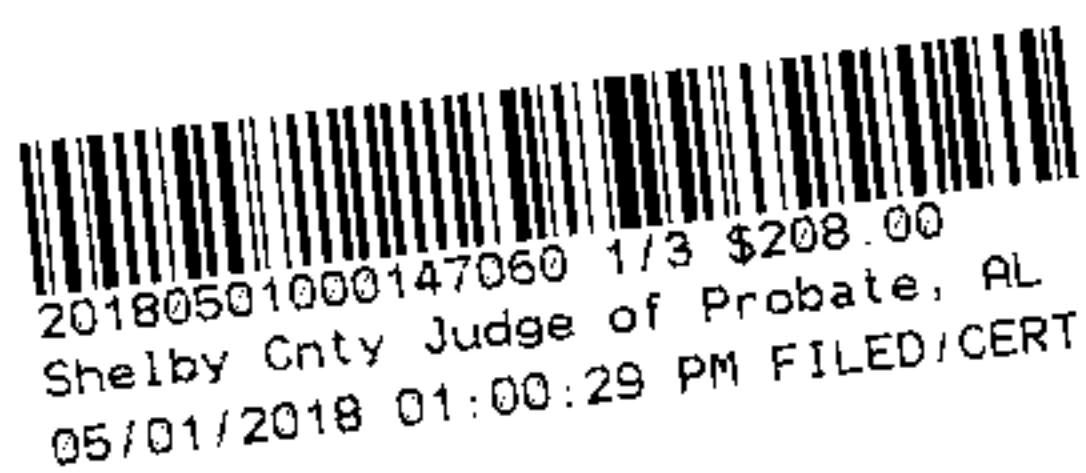
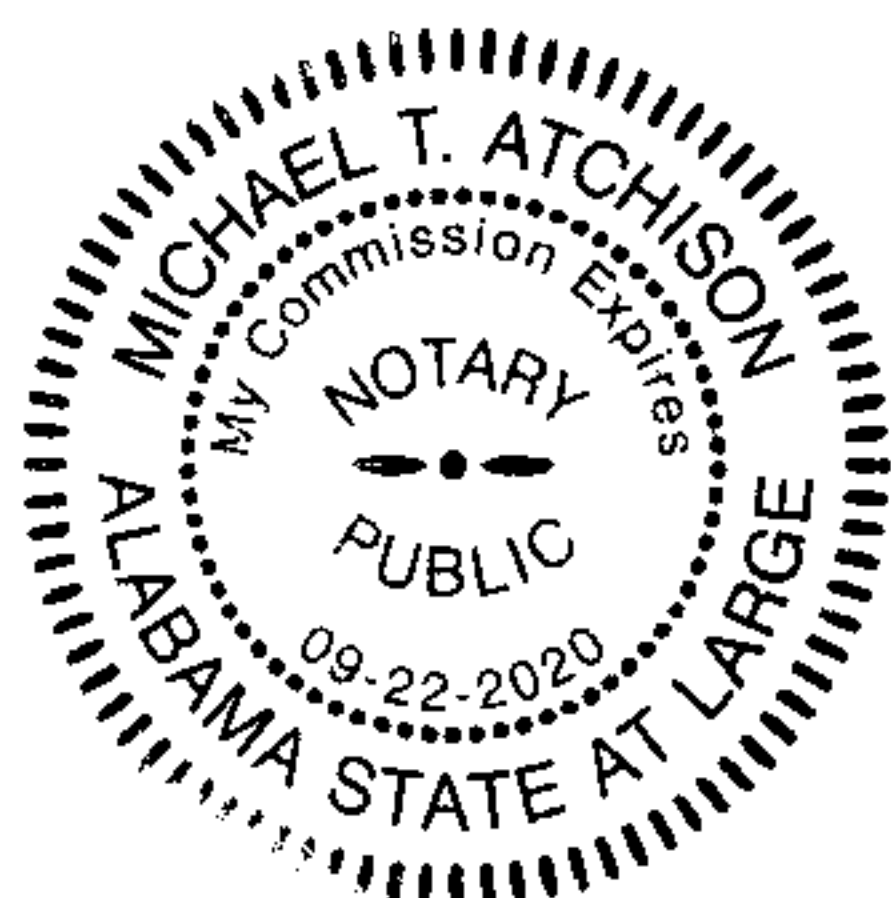
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Robert C. Coggin and Mary Ann Coggin, 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 26th day of April, 2018.


Notary Public, State of Alabama
Mike T. Atchison


My Commission Expires: September 22, 2020



Shelby County, AL 05/01/2018
State of Alabama
Deed Tax: \$187.00

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land lying partly in the SE 1/4 of the NE 1/4, Section 7, Township 18 South, Range 2 East and in the SW 1/4 of the NW 1/4 of Section 8, Township 18 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows: For a point of beginning, commence at a 1 inch crimped top pipe accepted as the Southeast corner of the SE 1/4 of NE 1/4 of Section 7, Township 18 South, Range 2 East, according to a deed on a record to the Cahaba River Free Will Baptist Church in the Office of the Judge of Probate of Shelby County, Alabama with the Parcel 1 D. Number's 58-05-3-08-0-001-016.000 and 58-05-3-07-0-001-005.000 and proceed North 19 degrees 06 minutes 58 seconds West 1069.40 to a 2 inch crimped pipe in place; thence South 88 degrees 49 minutes 04 seconds East 1182.15 feet to a Railroad Spike set in the center of County Road 55 (Lakeview RD.) thence South 15 degrees 32 minutes 29 seconds West 1035.52 feet to a Railroad Spike set in the center of said County Road 55 at the intersection of said road centerline and the accepted South boundary of the SW 1/4 of the NW 1/4 of the aforementioned Section 8; thence leaving said road centerline proceed North 88 degrees 47 minutes 53 seconds West along the South boundary of said SW 1/4 of NW 1/4 for 554.36 feet, back to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.


20180501000147060 2/3 \$208.00
Shelby Cnty Judge of Probate, AL
05/01/2018 01:00:29 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 Robert C. Coggin
Mary Ann Coggin

Mailing Address *22 Squires Glenn Ln
Leeds AL 35094

Property Address 20505 County Road 55
Sterrett, AL 35147

Grantee's Name Morgan L England

Mailing Address 6144 Cathwile Dr
McCall AL 35115

Date of Sale April 26, 2018
Total Purchase Price \$187,000.00

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 April 25, 2018

Print Robert C. Coggin

Unattested

(verified by)

Sign Robert C. Coggin
(Grantor/Grantee/Owner/Agent) circle one


20180501000147060 3/3 \$208.00
Shelby Cnty Judge of Probate, AL
05/01/2018 01:00:29 PM FILED/CERT

Form RT-1