

This Instrument Prepared By:



HARPOLE LAW, LLC

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82 Plantation Point, PMB #206  
Fairhope, Alabama 36532  
Telephone (251)928-5856



20180709000243310 1/5 \$28.00  
Shelby Cnty Judge of Probate, AL  
07/09/2018 03:00:28 PM FILED/CERT

STATE OF ALABAMA  
01492-6840  
SHELBY COUNTY

§  
§  
§

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO HUNDRED TWENTY THOUSAND DOLLARS AND NO/100 (\$220,000.00), good and valuable consideration, in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, we, **STEPHEN A. JACOBS and SANDRA JACOBS, husband and wife**, (hereinafter referred to as **GRANTORS**), do hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto **BRADFORD THOMAS COLEMAN and HEATHER COLEMAN** (hereinafter referred to as **GRANTEE/S**), for and during their joint lives as joint tenants, and upon the death of either then to the survivor, in fee simple, the following real property located in Shelby County, Alabama:

**SEE ATTACHED EXHIBIT "A"**

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto.

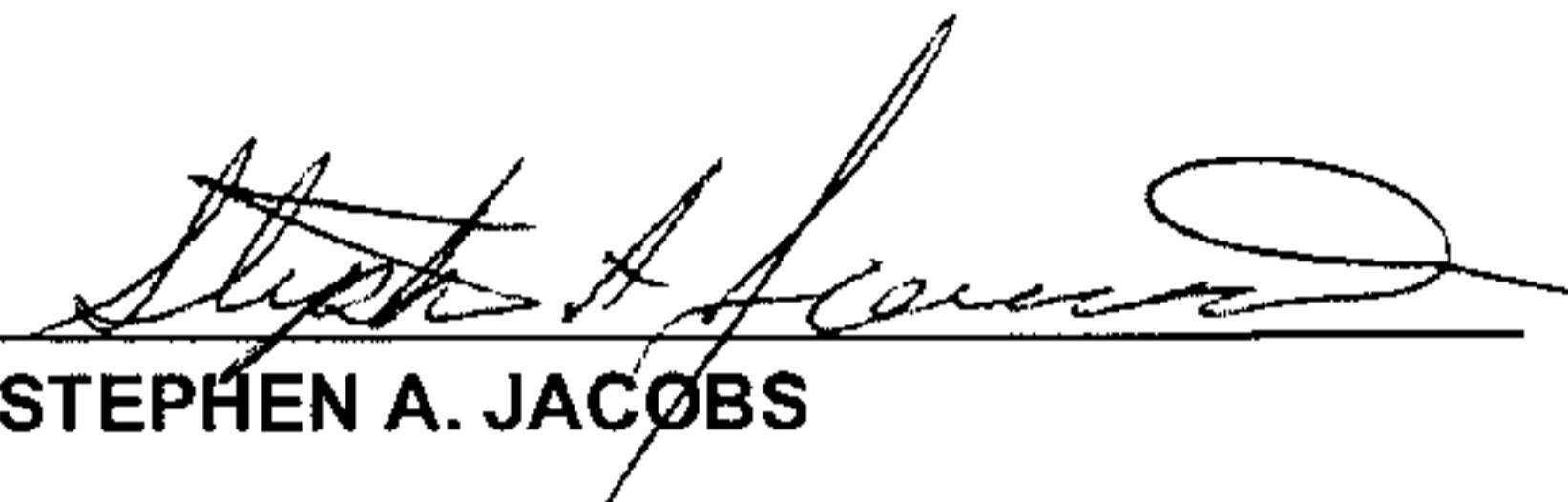
TO HAVE AND TO HOLD the same unto said GRANTEE/S as set out hereinabove, its/their heirs, successors and assigns, forever.

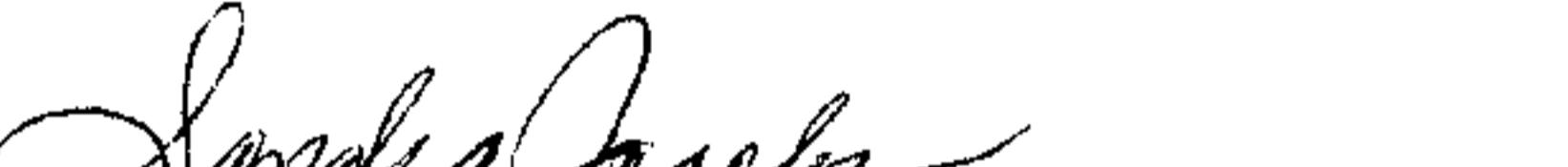
THE CONVEYANCE OF SAID PROPERTY BY GRANTORS TO GRANTEE/S IS MADE SUBJECT TO:

1. Taxes for current and subsequent years
2. Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.
3. Building setback line, drainage and utility line easements and notes or restrictions as shown on recorded plat of said subdivision.
4. 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 property described herein, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made herein as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

And we do for ourselves and for our heirs, executors, and administrators, warrant and covenant with the said GRANTEE/S, as well as with its/their heirs, successors and assigns, that we are lawfully seized of an indefeasible estate in fee simple of said premises; that we are in quiet and peaceable possession thereof; that they are free from all encumbrances, except the matters to which this conveyance has been specifically made subject; that we have a good right to sell and convey the same as aforesaid; and that we will, and my heirs, executors, and administrators SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE/S, AND TO ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

21 IN WITNESS WHEREOF, GRANTORS have hereunto set their hands and seals this  
day of June, 2018.

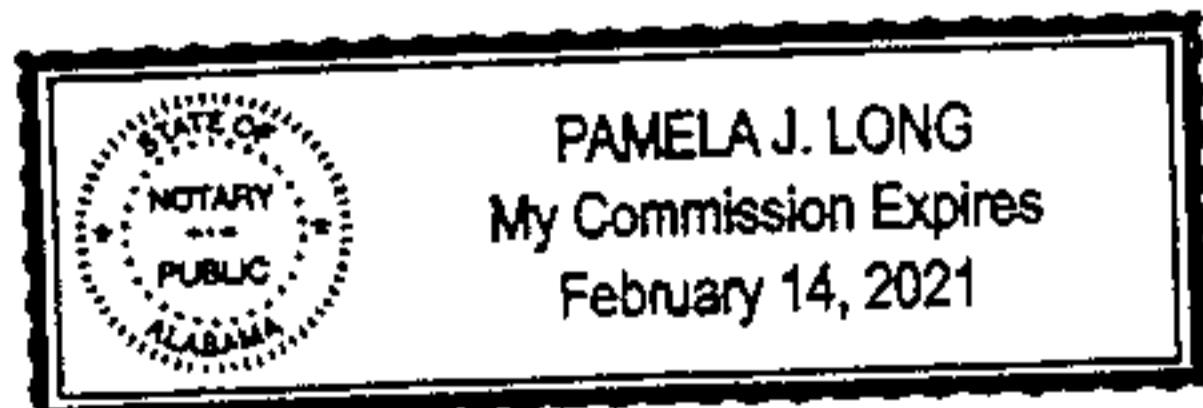
  
STEPHEN A. JACOBS

  
SANDRA JACOBS

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned Notary Public, in and for said State, hereby certify that, **STEPHEN A. JACOBS, husband of Sandra Jacobs**, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of June, 2018.  
(AFFIX NOTARIAL SEAL)



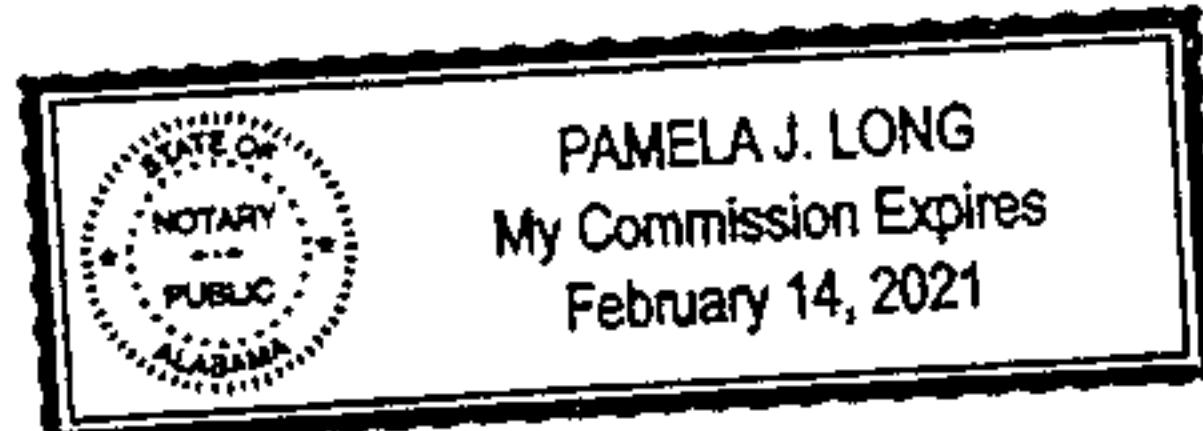
NOTARY PUBLIC  
My Commission Expires: 2-14-21

  
20180709000243310 2/5 \$28.00  
Shelby Cnty Judge of Probate, AL  
07/09/2018 03:00:28 PM FILED/CERT

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned Notary Public, in and for said State, hereby certify that, **SANDRA JACOBS, wife of Stephen A. Jacobs**, 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of June, 2018.  
(AFFIX NOTARIAL SEAL)



NOTARY PUBLIC  
My Commission Expires: 2-14-21

**PROPERTY ADDRESS:**  
1800 Trail Ridge Drive  
Pelham, AL 35124

**GRANTEE'S ADDRESS:**

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**GRANTOR'S ADDRESS:**  
4/0 6300 Oak Tree Blvd  
Ste 300  
Independence OH 44131

THIS DEED SHALL BE MADE EFFECTIVE ON: July 6, 2018

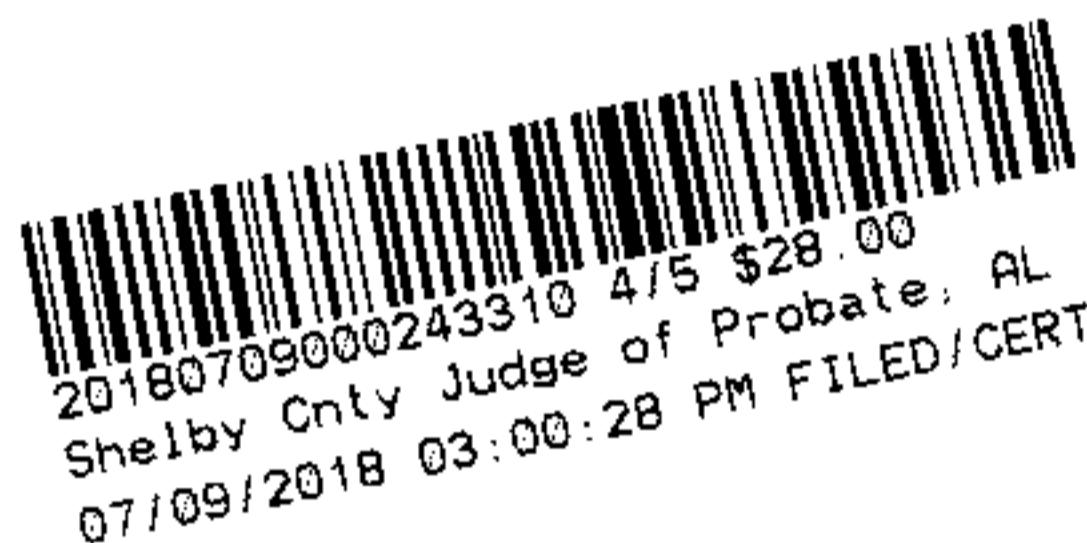


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**EXHIBIT A**

LOT 6, BLOCK 4, ACCORDING TO THE SURVEY OF SECOND SECTOR OF INDIAN HILLS,  
AS RECORDED IN MAP BOOK 4, PAGE 91 IN THE PROBATE OFFICE OF SHELBY  
COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.



Stewart Title of Alabama, LLC  
1101 Hillcrest Rd., Ste 100  
Mobile, AL 36695

## Real Estate Sales Validation Form

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

Grantor's Name	Stephen A. Jacobs Sandra Jacobs	Grantee's Name	Bradford Thomas Coleman Heather Coleman
Mailing Address	6200 Oak Tree Blvd, Suite 300 Independence, OH 44131	Mailing Address	1800 Trail Ridge Drive Pelham, AL 35124
Property Address	1800 Trail Ridge Drive Pelham, AL 35124	Date of Sale	July 06, 2018
		Total Purchase Price	\$220,000.00
		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 checked="" 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 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).

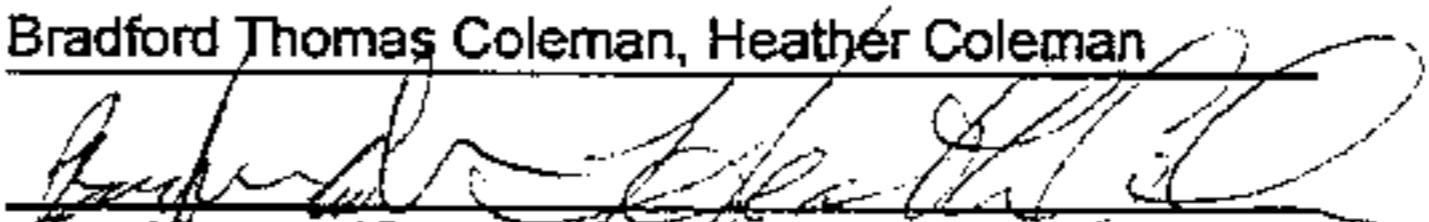
Date July 7, 2018

Print Bradford Thomas Coleman, Heather Coleman

Unattested

Sign

(verified by)

  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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