

This instrument prepared by:
Rosalie Doggett
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Nancy S. Coker
117 Weeping Willow Drive
Chelsea, AL 35043

GENERAL WARRANTY DEED

20181003000353530

STATE OF ALABAMA)
SHELBY COUNTY)

10/03/2018 12:20:21 PM
DEEDS 1/2


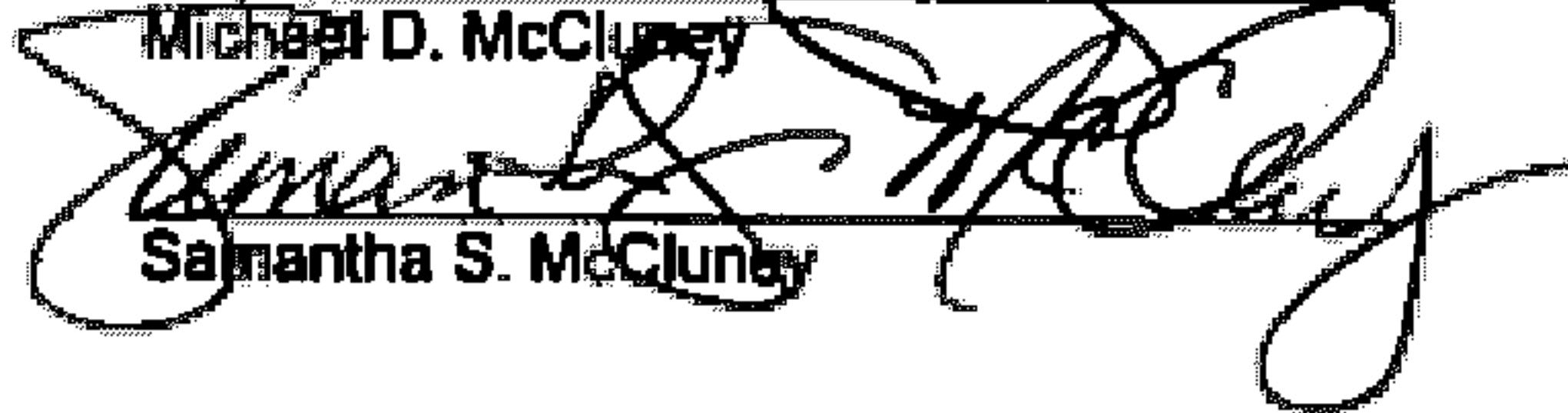
KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Forty-Four Thousand And No/100 Dollars (\$244,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Michael D. McCluney and wife, Samantha S. McCluney, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Nancy S. Coker (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama:

Lot 511, according to the Survey of Windstone V Subdivision, as recorded in Map Book 31, Page 60, Shelby County, Alabama records .

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has 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 grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 28 day of September, 2018.


Michael D. McCluney

Samantha S. McCluney

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Michael D. McCluney and Samantha S. McCluney whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 28 day of September, 2018.

Notary Public

My commission expires: 1/31/21

ROSALIE K DOGGETT
Notary Public, Alabama State At Large
My Commission Expires
January 31, 2021

Real Estate Sales Validation Form
 This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Michael D. McCluney and Samantha S. McCluney Grantee's Name Nancy S. Coker

Mailing Address _____

Mailing Address _____

Property Address 117 Weeping Willow Drive
 Chelsea, AL 35043

Date of Sale September 28, 2018

Total Purchase Price \$244,000.00

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)

_____ Bill of Sale

_____ Appraisal

☒ Sales Contract

_____ Other: _____

_____ 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 - Michael D. McCluney and Samantha S. McCluney, . .

Grantee's name and mailing address - Nancy S. Coker, . .

Property address - 117 Weeping Willow Drive, Chelsea, AL 35043

Date of Sale - September 28, 2018.

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.

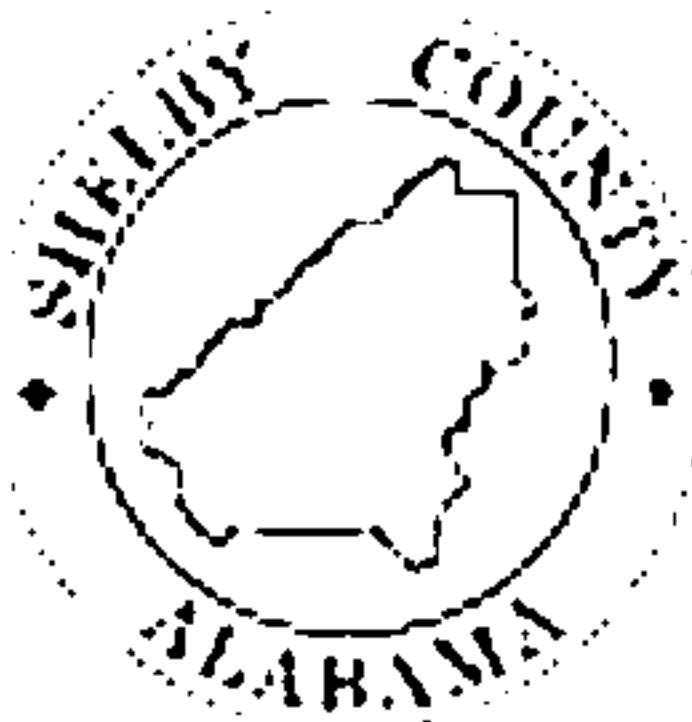
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes with be used and the taxpayer will be 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: September 28, 2018

Sign _____

Agent



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/03/2018 12:20:21 PM
 \$262.00 CHERRY
 20181003000353530

Allen S. Bayl