

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Michael J. Davis & Shannon F. Davis
230 Hwy 40
Wilsonville, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred Forty Four Thousand Five Hundred and No/00 Dollars (\$244,500.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **James W. Coan, married, JoAnn Coan Patterson, married, Joseph David Coan, married, Jerry A. Coan, married, Ruby W. Coan, single, Leigh Catherine Coan, single and, Laura Ann Coan, single (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **Michael J. Davis and Shannon F. Davis (herein referred to as grantee, whether one or more)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2019 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

Ruby W. Coan is executing this deed to surrender and convey her life estate as shown in deed recorded in Inst. No. 1995-04871.

Leigh Catherine Coan and Laura Ann Coan are the heirs at law of Robert C. Coan, now deceased and an heir at law of Ruby W. Coan.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS OR THEIR RESPECTIVE SPOUSE.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of March, 2019.



Ruby W. Coan


JoAnn Coan Patterson, individually


By: JoAnn Coan Patterson, as Agent

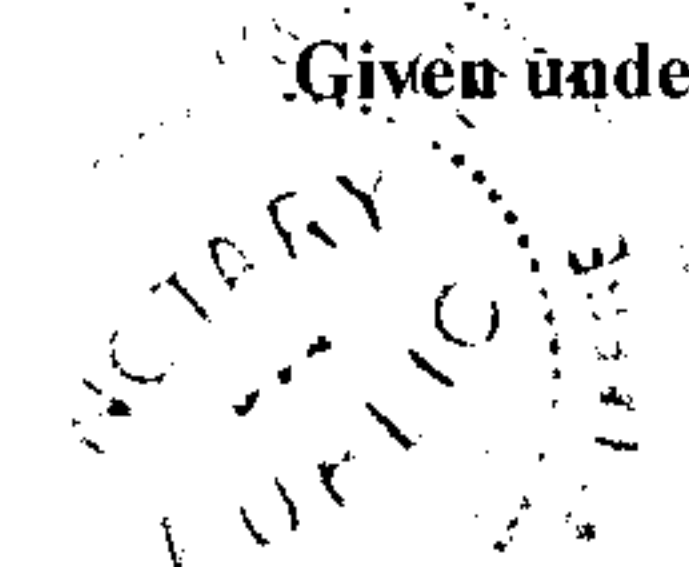
STATE OF ALABAMA
SHELBY COUNTY

Shelby County, AL 03/11/2019
State of Alabama
Deed Tax: \$244.50


20190311000077970 1/8 \$285.50
Shelby Cnty Judge of Probate, AL
03/11/2019 03:30:29 PM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JoAnn Coan Patterson, individually and as Agent for Ruby W. Coan, and who 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 she executed the same voluntarily on the day the same bears date, individually and as Agent for Ruby W. Coan.

Given under my hand and official seal this 8th day of March, 2019.




Notary Public
My Commission Expires: 9-11-19

(SEE ATTACHED FOR ADDITIONAL SIGNATURES)


COAN TO DAVIS DEED


James W. Coan

**STATE OF ALABAMA
COUNTY OF SHELBY**

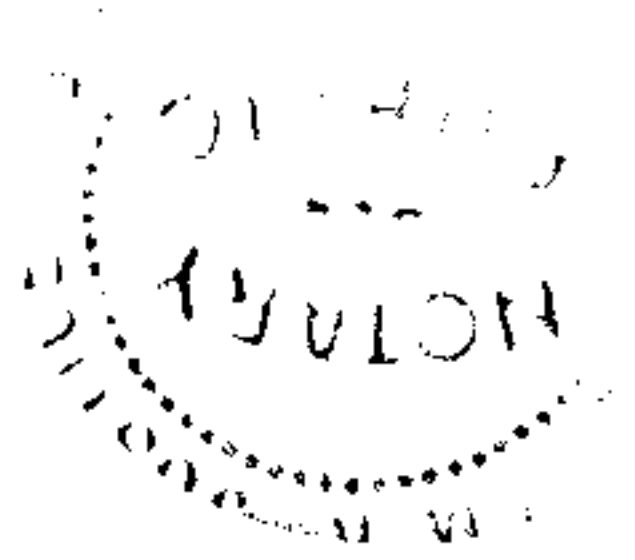
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James W. Coan, who is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this 8th day of March, 2019.


Notary Public

My Commission Expires: 9-11-19

(SEE ATTACHED FOR ADDITIONAL SIGNATURES)




20190311000077970 2/8 \$285.50
Shelby Cnty Judge of Probate, AL
03/11/2019 03:30:29 PM FILED/CERT

COAN TO DAVIS DEED

Joseph David Coan
Joseph David Coan

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joseph David Coan, who 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of March, 2019.

My Commission Expires: July 23 2020
(SEE ATTACHED FOR ADDITIONAL SIGNATURES)

Mary J. Chapp
Notary Public



20190311000077970 3/8 \$285.50
Shelby Cnty Judge of Probate: AL
03/11/2019 03:30:29 PM FILED/CERT

A

COAN TO DAVIS DEED

ROBERTA ANDREW
NOTARY PUBLIC - STATE OF OKLAHOMA
COMMISSION EXPIRES 05/01/22
COMMISSION #14004083

Jerry A. Coan
Jerry A. Coan, individually

Ruby W. Coan
Jerry A. Coan / POA
Ruby W. Coan

Jerry A. Coan
By: Jerry A. Coan, as Agent

STATE OF OKLAHOMA
COUNTY OF DAWSON

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jerry A. Coan, individually and as Agent for Ruby W. Coan, who 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 executed the same voluntarily on the day the same bears date, individually and as Agent for Ruby W. Coan.

Given under my hand and official seal this 1 day of March, 2019.

Roberta Andrew
Notary Public

My Commission Expires: 5-1-22

(SEE ATTACHED FOR ADDITIONAL SIGNATURES)



20190311000077970 4/8 \$285.50
Shelby Cnty Judge of Probate, AL
03/11/2019 03:30:29 PM FILED/CERT

COAN TO DAVIS DEED

Leigh Catherine Coan
Leigh Catherine Coan

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Leigh Catherine Coan, who 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of March, 2019.

Brandy Alisha Hamm
Notary Public


My Commission Expires: 9-11-22

(SEE ATTACHED FOR ADDITIONAL SIGNATURES)



20190311000077970 5/8 \$285.50
Shelby Cnty Judge of Probate, AL
03/11/2019 03:30:29 PM FILED/CERT

COAN TO DAVIS DEED

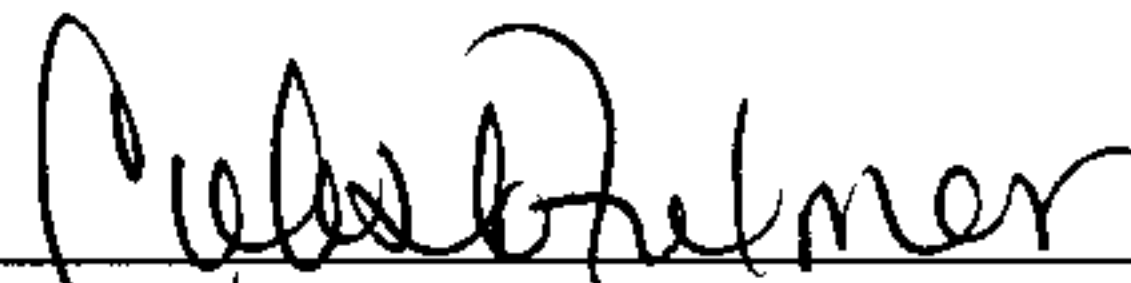


Laura Ann Coan

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Laura Ann Coan, who 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of March, 2019.



Notary Public

My Commission Expires: 10-11-20





20190311000077970 6/8 \$285.50
Shelby Cnty Judge of Probate, AL
03/11/2019 03:30:29 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

All that part of the NW 1/4 of the NW 1/4 of Section 28, Township 20 South, Range 1 East, except the South 264 feet thereof.

There is also excepted the following described parcel situated in the Northeast corner thereof: Begin at the Northeast corner of NW 1/4 of NW 1/4, Section 28, Township 20 South, Range 1 East, and run West along the North line of said forty acres 342 feet; thence South and parallel with the East line of said forty acres 258 feet; thence East and parallel with the North line of said forty acres 342 feet to the East line of same; thence North along the East line of said forty 258 feet to the point of beginning of said exception.



20190311000077970 7/8 \$285.50
Shelby Cnty Judge of Probate, AL
03/11/2019 03:30:29 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 : JoAnn Coan Patterson
Mailing Address 1023 Way Thru the Woods SW
Decatur, AL 35603-1283

Grantee's Name: Michael J. Davis & Shannon F. Davis
Mailing Address: 230 Hwy 40
Wilsonville, AL 35886

Property Address: 3410 Hwy 55
Wilsonville, AL 35186

Date of Sale 3-8-19
Total Purchase Price \$ 244,500.00
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)

☐ Bill of Sale
☒ Sales Contract
☒ Closing Statement
☐ Appraisal
☐ Other -

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 3-8-19

Sign *James W. Coan*
(Grantor/Grantee/Owner/Agent) circle one

Print JAMES W. COAN

☐ Unattested

(Verified by)

