

This Instrument was Prepared by:

Send Tax Notice To: Brian Thomas Properties, LLC

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

175 Barren Dr
Chelsea, AL 35043

File No.: MV-19-25538

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Forty Five Thousand Dollars and No Cents (\$145,000.00)**, 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, **Carolyn J. Coggin, a single woman and Elsie Fay Cowart, a married woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Brian Thomas Properties, LLC**, (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 2019 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Property constitutes no part of the homestead of the Grantors herein or their spouses.

Elsie Fay Cowart and Elsie J. Cowart are one and the same person.

Life Estate retained by Hillard D. Jenkins in Instrument # 1993-19505 and Instrument # 1993-19507 is terminated. Hillard D. Jenkins is deceased, having died on 16 Aug 2002.

\$0.00 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 20th day of June, 2019.

Carolyn J. Coggin
Carolyn J. Coggin

Elsie Fay Cowart
Elsie Fay Cowart

Robert C. Coggin
by Robert C. Coggin
as Attorney in Fact

Shelby County: AL 06/24/2019
State of Alabama
Deed Tax: \$145.00

20190624000223310 1/3 \$166.00
Shelby Cnty Judge of Probate, AL
06/24/2019 01:14:44 PM FILED/CERT

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 as Attorney in Fact for Carolyn J. Coggin and Elsie Fay Cowart, 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 20th day of June, 2019

Mike T. Atchison
Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020

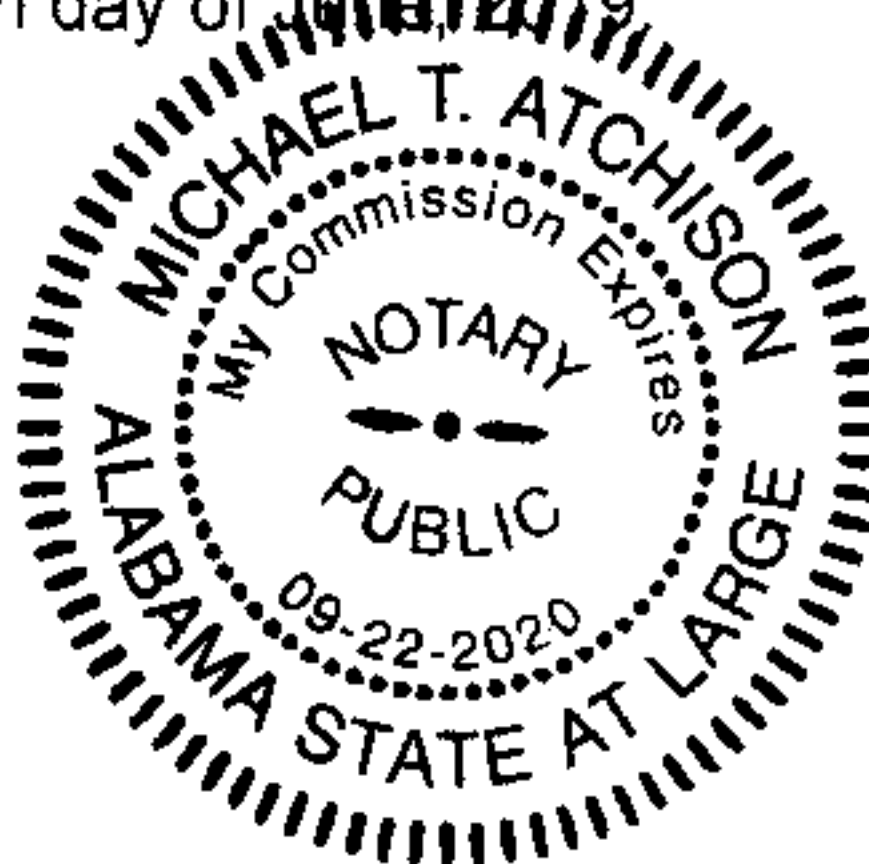


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

South 1/2 of Lot 3 and Lot 4 of Benson's Camp, as recorded in Map Book 4, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama and being more particularly described as follows:


Commence at the NW Corner of the NE 1/4 of the SE 1/4 of Section 34, Township 24 North, Range 15 East, Shelby County, Alabama; thence N88°12'00"E for a distance of 605.00' to the Easterly R.O.W. line of Mayfly Lane; thence S00°06'00"E and along said R.O.W. line for a distance of 125.00' to the POINT OF BEGINNING; thence continue S00°06'00"E and along said R.O.W. line for a distance of 75.29'; thence N87°47'29"E and leaving said R.O.W. line for a distance of 124.92' to the water's edge of Lay Lake; thence N04°59'40"W and along said water's edge for a distance of 23.55'; thence N01°15'27"W and along said water's edge for a distance of 25.31'; thence N13°39'40"E and along said water's edge for a distance of 23.99' to a seawall; thence S85°17'21"E and along said seawall for a distance of 4.40'; thence N05°36'00"E and along said seawall for a distance of 2.95'; thence S88°12'00"W and leaving said seawall for a distance of 132.75' to the POINT OF BEGINNING.

PARCEL II:

Lot 5 of Benson's Camp, as recorded in Map Book 4, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama and being more particularly described as follows:

Commence at the NW Corner of the NE 1/4 of the SE 1/4 of Section 34, Township 24 North, Range 15 East, Shelby County, Alabama; thence N88°12'00"E for a distance of 605.00' to the Easterly R.O.W. line of Mayfly Lane; thence S00°06'00"E and along said R.O.W. line for a distance of 200.29' to the POINT OF BEGINNING; thence continue S00°06'00"E and along said R.O.W. line for a distance of 64.00'; thence N88°12'00"E and leaving said R.O.W. line for a distance of 8.00'; thence S00°06'00"E for a distance of 6.00' to the Northerly R.O.W. line of Mayfly Lane; thence N88°12'00"E and along said R.O.W. line for a distance of 130.19' to the water's edge of Lay Lake; thence leaving said R.O.W. line. N31°47'00"W and along said water's edge for a distance of 16.05'; thence N04°59'40"W and along said water's edge for a distance of 57.05'; thence S87°47'29"W and leaving said water's edge for a distance of 124.92' to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated June 18, 2019.


20190624000223310 2/3 \$166.00
Shelby Cnty Judge of Probate AL
06/24/2019 01:14:44 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 Carolyn J. Coggin
Elsie Fay Cowart
Mailing Address 22 Squires Glen LA
Leeds AL 35094

Property Address 39 Mayfly Ln.
Shelby, AL 35143

Grantee's Name Brian Thomas Properties, LLC
175 Barron Dr
Mailing Address Chelsea, AL 35043

Date of Sale June 20, 2019
Total Purchase Price \$145,000.00
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 June 20, 2019

Print Carolyn J. Coggin

Unattested

Sign Carolyn J. Coggin

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20190624000223310 3/3 \$166.00
Shelby Cnty Judge of Probate, AL
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Form RT-1