

**SEND TAX NOTICE TO:**  
**Tina Coffey Jiles and Roy G. Coffey**  
**176 Polo Downs**  
**Chelsea, Alabama 35043**

**This instrument was prepared by:**  
Shannon E. Price, Esq.  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

**20191205000449230**  
**12/05/2019 08:28:20 AM**  
**DEEDS 1/3**

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**KNOW ALL MEN BY THESE PRESENTS:**

**SHELBY COUNTY**

That in consideration of **Zero dollars and no cents (\$0.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

**Tina Coffey Jiles , an unmarried woman**

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

**Tina Coffey Jiles and Roy G. Coffey**

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 210, ACCORDING TO THE SURVEY OF THE VILLAGE AT POLO CROSSINGS SECTOR 1, AS RECORDED IN MAP BOOK 39, PAGES 42A, 42B & 42C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

Taxes for the year 2019 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 39, Page 42A , 42B, 42C.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument No. 20061024000523550 and Release of Damages as set out and referenced in Deed recorded as Instrument No. 20071008000469280 in said Probate Office. Anything to the contrary notwithstanding this commitment and the final policy does not attempt to set out the manner in which any oil, gas, or mineral rights, or any rights relating thereto are vested, including drilling, right of entry, or other rights, privileges and immunities relating thereto, together with any release of liability or damage to persons or property as a result of the exercise of such rights.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 20071008000469200; Instrument No. 20080512000192610; Instrument No. 20100325000086330, with Assignment of Developers Rights recorded in Instrument No. 20100325000086360 in the Probate Office of Shelby County, Alabama.

Easement to BellSouth as shown by instrument recorded in Instrument No. 20070418000178850, in said Probate Office.

Grant of Land Easement to Alabama Power Company with Restrictive Covenants as shown by instrument recorded as Instrument No. 1995-22455 and Instrument No. 20070418000180080, in said Probate Office.

Easement Agreement recorded as Instrument No. 20070917000434730, with Assignment to Shelby County Commission recorded at Instrument No. 20081215000465460, in said Probate Office.

Declaration of Sewer Easement recorded as Instrument No. 200909030003400190, in said Probate Office.

Drainage Easement recorded as Instrument No. 20060410000165180, in said Probate Office.

Monument Sign Agreement recorded as Instrument No. 20061024000523600, in said Probate Office.

Rights of adjoining owners of party wall(s) located partly on the land and partly on abutting property and rights of such adjoining

WARRANTY DEED, JOINT TENANTS  
WITH RIGHT OF SURVIVORSHIP  
CBT File #1910134

owners in common, in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkways and entrance, together with all liability for maintenance, repair and damage with common use entails.

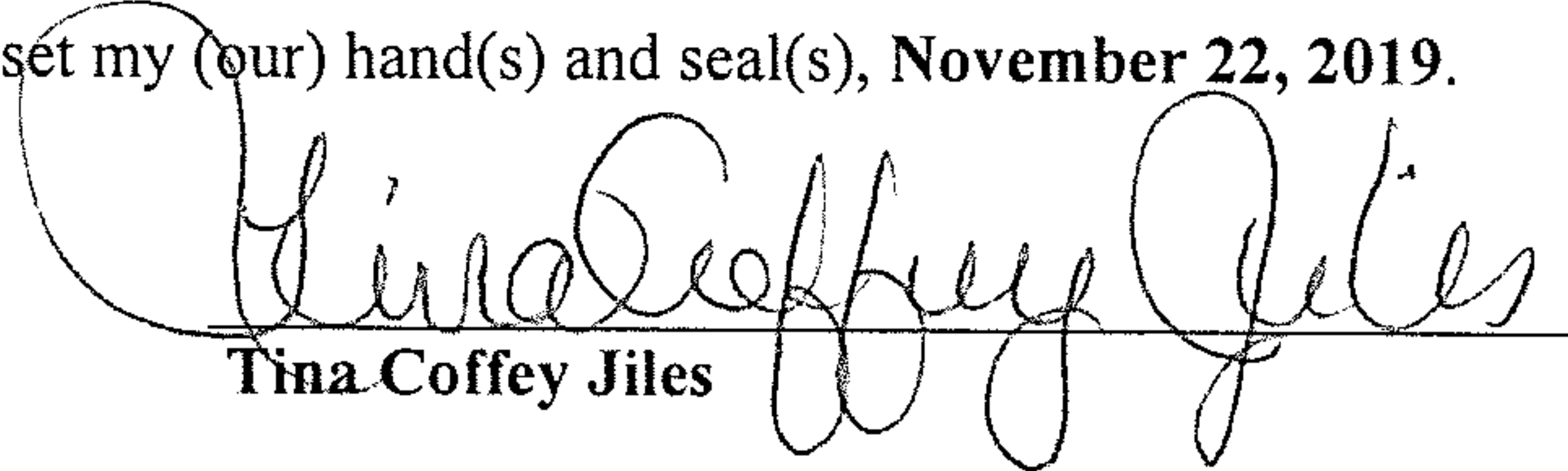
20191205000449230 12/05/2019 08:28:20 AM DEEDS 2/3

Rights of others in and to the use of Old Hargis Road.

**TO HAVE AND TO HOLD** Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 persons.

**IN WITNESS WHEREOF**, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), **November 22, 2019**.

 (Seal)  
Tina Coffey Jiles

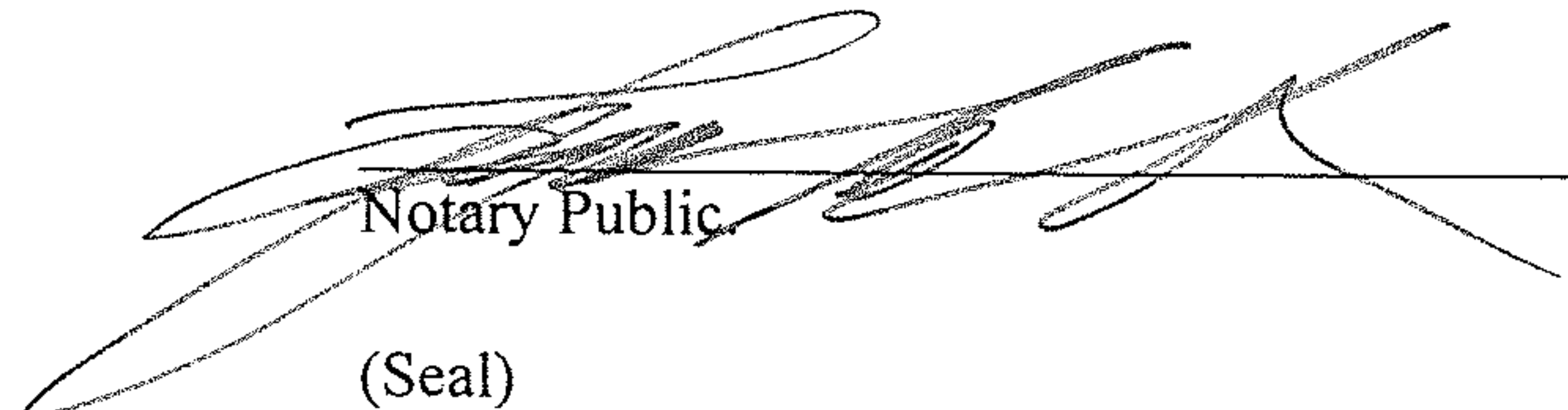
**STATE OF ALABAMA**

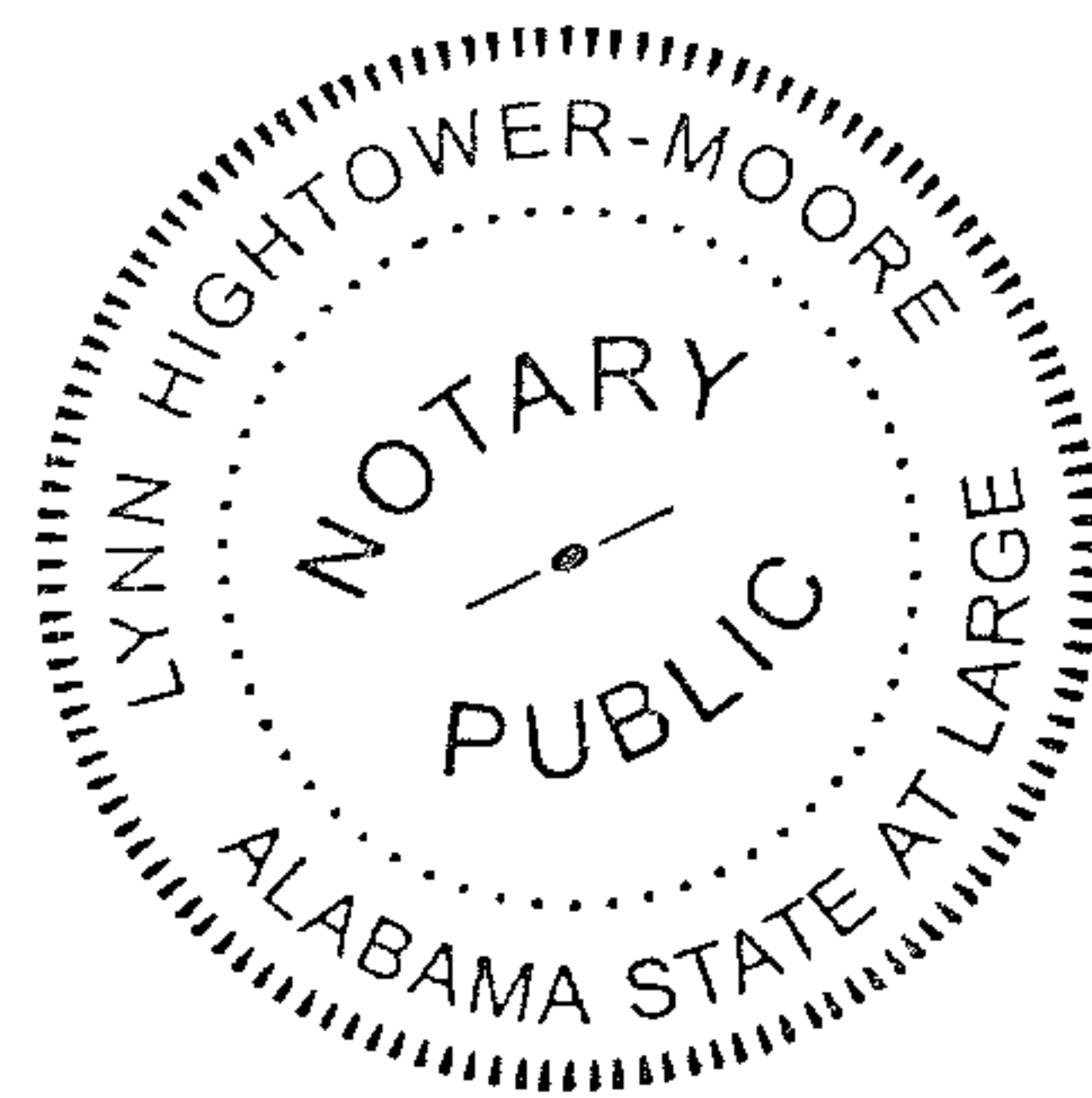
**General Acknowledgement**

**JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Tina Coffey Jiles**, 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of November, 2019

  
Notary Public  
(Seal)  
My Commission Expires: 1-4-22



Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Tina Coffey Jiles

Grantee's Name Tina Coffey Jiles and Roy G. Coffey

Mailing Address 176 Polo Downs  
Chelsea, AL 35043

Mailing Address 176 Polo Downs  
Chelsea, Alabama 35043

Property Address 176 Polo Downs  
Chelsea, Alabama 35043

Date of Sale 11/22/2019

Total Purchase Price \$0.00

or  
Actual Value

or

Assessor's Market Value \$161,700.00 1/2 Value  
80,850.00

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 Assessor's Market Value

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 11-22-19

Print Tina Coffey Jiles

Unattested

[Signature]  
(verified by)

Sign

[Signature]  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/05/2019 08:28:20 AM  
\$109.00 CHERRY  
20191205000449230

Allie S. Beyl