

**THIS INSTRUMENT WAS PREPARED BY:**  
Samantha Rush, Attorney at Law  
1330 21st Way South, Suite 300  
Birmingham, Alabama 35205

**SEND TAX NOTICE TO:**  
Thomas Lewis Laggy  
127 Newgate Road  
Alabaster, Alabama 35007

**QUITCLAIM DEED**

**STATE OF ALABAMA**                    )  
  )  
**SHELBY COUNTY**                    )  
  )  
**KNOW ALL PERSONS BY THESE PRESENTS,**

**THAT**, in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to the undersigned Grantors, **JAMES EDWARD COYLE IV AND TRACY L. COYLE**, (hereinafter referred to as GRANTORS), an unmarried man and unmarried woman, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the GRANTORS remise, release, quitclaim and convey to **THOMAS LEWIS LAGGY**, (hereinafter referred to as "GRANTEE"), a married man, the following described real estate, situated in Shelby County, Alabama, to-wit:

**LOT 20, ACCORDING TO THE SURVEY OF THE HARBOR TOWNE, AS RECORDED IN MAP BOOK 13, PAGE 74, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**


**PROPERTY ADDRESS: 2303 BUCKINGHAM PLACE, HELENA, ALABAMA 35080**

**THIS CONVEYANCE AND THE WARRANTIES HEREINAFTER CONTAINED ARE MADE SUBJECT TO ANY AND ALL COVENANTS, RESTRICTIONS, RESERVATIONS, RIGHTS OF WAY OF RECORD AND EASEMENTS HERETOFORE IMPOSED UPON THE SUBJECT PROPERTY.**

**THIS INSTRUMENT WAS PREPARED PURSUANT TO THAT CERTAIN FINAL JUDGMENT OF DIVORCE, CASE NUMBER: DR 2019-900015.00, IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA.**

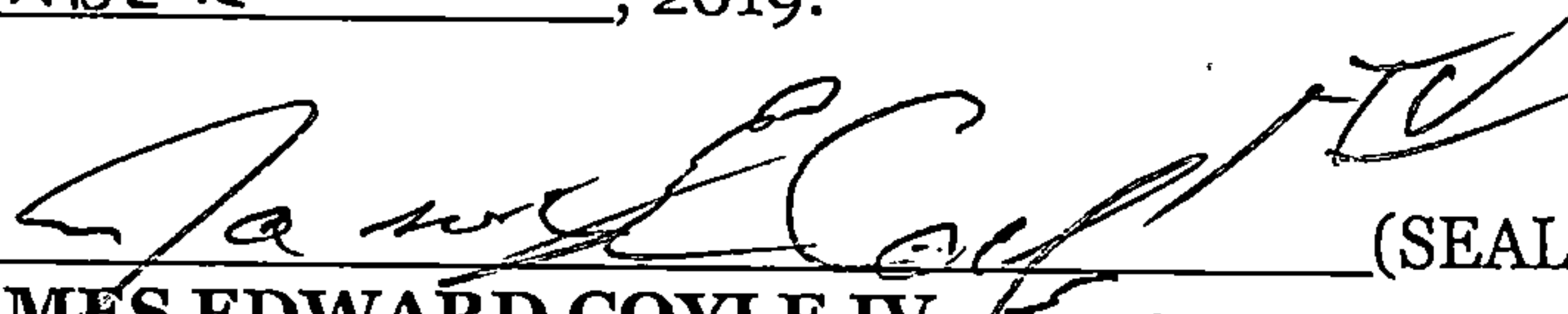
**THIS INSTRUMENT PREPARED BY INFORMATION PROVIDED BY THE PARTIES. ATTORNEY HAS MADE NO SEARCH OR EXAMINATION OF THE TITLE RECORDS CONCERNING THE ABOVE REFERENCED PROPERTY, AND MAKES NO REPRESENTATION, EXPRESS OR IMPLIED, CONCERNING THE NATURE, QUALITY OR STATUS OF TITLE HEREIN CONVEYED.**

Shelby County, AL 02/07/2020  
State of Alabama  
Deed Tax: \$164.50

  
20200207000052120 1/3 \$192.50  
Shelby Cnty Judge of Probate, AL  
02/07/2020 02:02:49 PM FILED/CERT

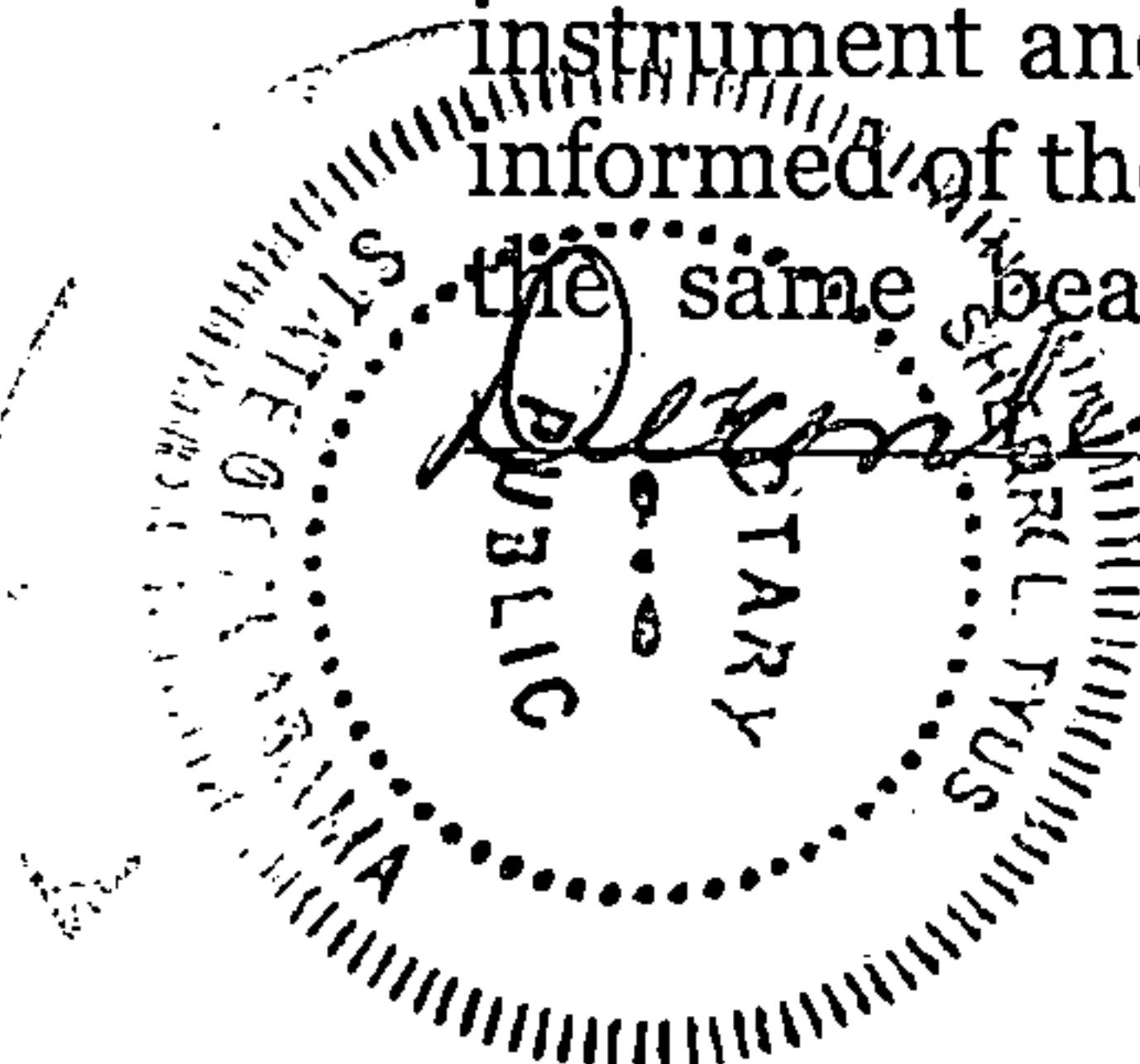
**TO HAVE AND TO HOLD** to the said Grantee, and to the Grantee's heir and assigns, in fee simple, forever.

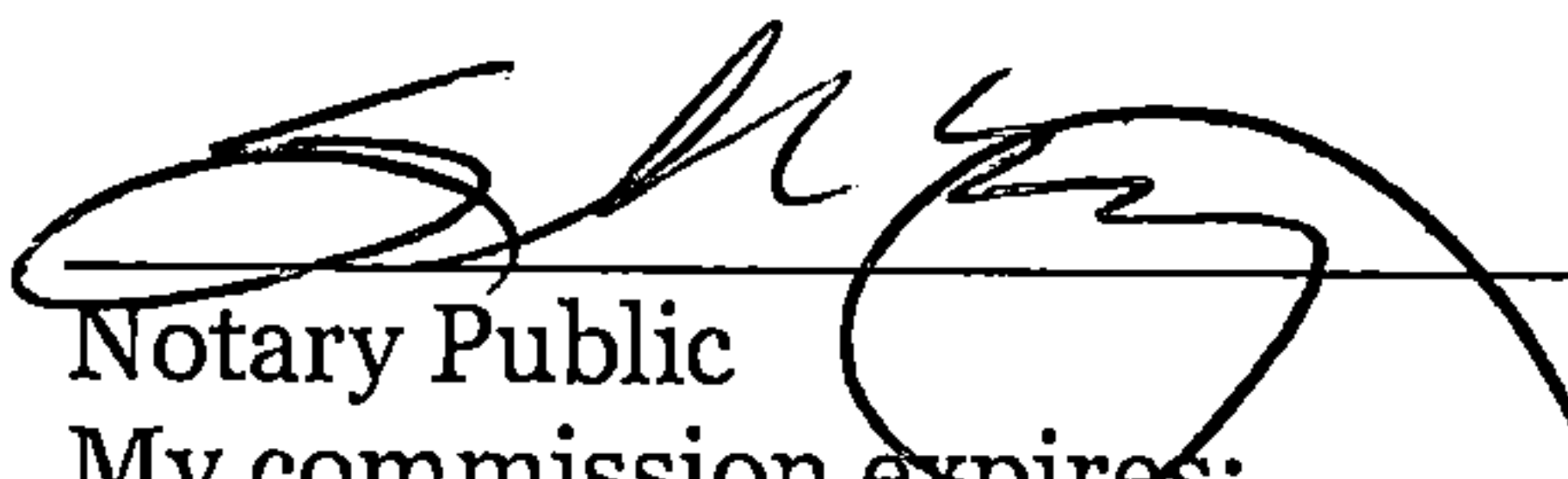
**IN WITNESS WHEREOF**, the said GRANTOR has hereunto set his signature and seal this 30<sup>th</sup> day of DECEMBER, 2019.

  
(SEAL)  
**JAMES EDWARD COYLE IV**  
**GRANTOR**


STATE OF ALABAMA )  
Jefferson COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JAMES EDWARD COYLE IV**, whose name is signed to the foregoing instrument 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 30<sup>th</sup> day of December, 2019.




  
Notary Public  
My commission expires: April 8, 2020

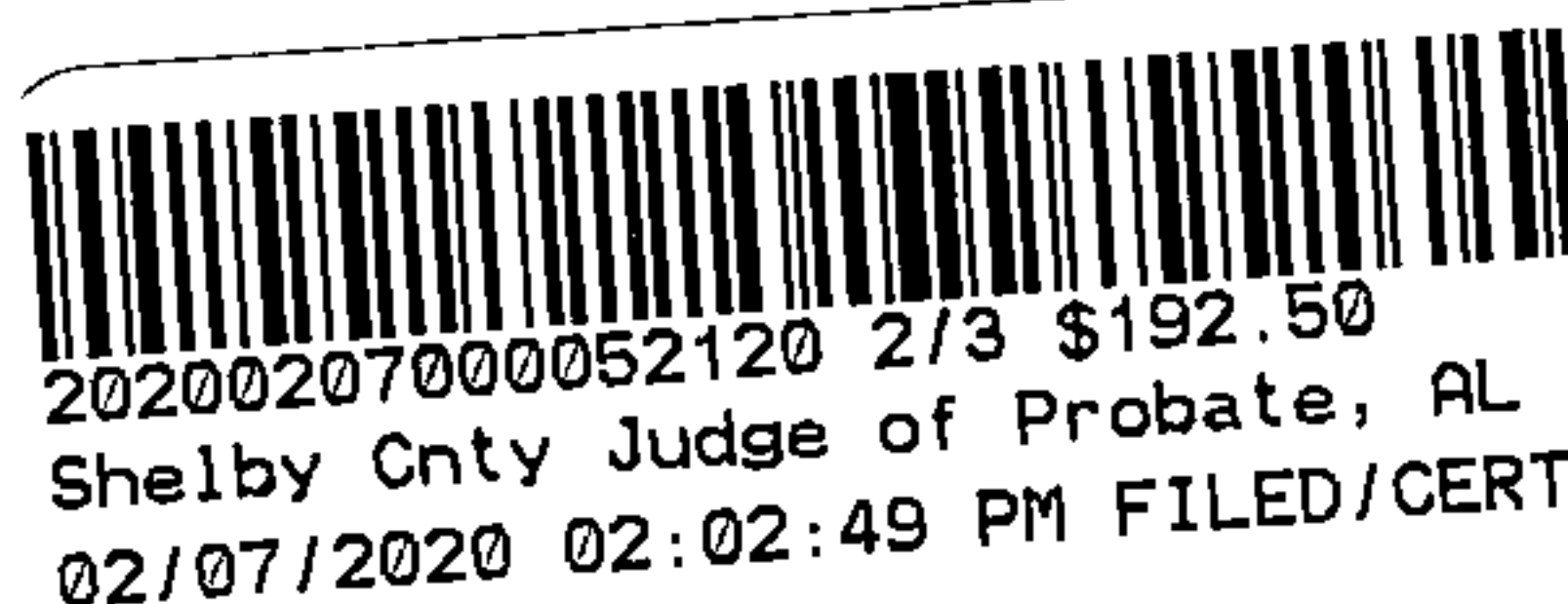
**IN WITNESS WHEREOF**, the said GRANTOR has hereunto set her signature and seal this 3 day of February, 2019.

  
(SEAL)  
**TRACY L. COYLE**  
**GRANTOR**

STATE OF ALABAMA )  
Shelby COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **TRACY L. COYLE**, whose name is signed to the foregoing instrument 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 3 day of February, 2019.

  
Notary Public  
My commission expires: 7/12/2023





# Real Estate Sales Validation Form

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

Grantor's Name James Coyle  
Mailing Address Tracy Coyle  
2703 Buckingham Pl  
Helena, AL 35880

Grantee's Name Thomas Laggy  
Mailing Address 127 Newgate Rd  
Alabaster, AL 35007

Property Address 2703 Buckingham Pl  
Helena, AL 35880

Date of Sale 12/30/2019  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 164,400

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 - 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 2/1/2020

Print Thomas Laggy

Unattested

Sign Thomas Laggy

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20200207000052120 3/3 \$192.50  
Shelby Cnty Judge of Probate, AL  
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