

Tax Value 195,600-

196.00
22.00
4.01
224.01

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED HEREIN AND IN ANY PREVIOUSLY FILED DEEDS

THIS INSTRUMENT WAS PREPARED BY:

Lyndsie Curry, J.D.
Stewart Curry, LLC.
1800 Providence Park, Suite 100
Birmingham, Alabama 35242

SEND TAX NOTICE TO:
Corilyn Mae Coelho Ott, Trustee
225 Windchase Drive
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**ROBERT E. COELHO AND HARRIET S. COELHO,
A MARRIED COUPLE**

Shelby County, AL 06/12/2020
State of Alabama
Deed Tax:\$196.00

(herein referred to as "Grantor"), grant, bargain, sell and convey unto

THE COELHO FAMILY RESIDENCE TRUST DATES MAY 13, 2020.

(herein referred to as "Grantee"), all of their interest in the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2064, according to the plat of Old Cahaba, Phase V, 4th Addition, as recorded in Map Book 37, Page 136, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

THE ABOVE PROPERTY BEING CONVEYED IS THE HOMESTEAD OF GRANTOR.

TO HAVE AND TO HOLD to the said Grantees, his, her or their successors and assigns forever.

TO HAVE AND TO HOLD unto the said GRANTEEES, in fee simple forever, and to the successors of such forever.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the successors of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises of the Grantee and the heirs and assignees of the Grantee forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 13th day of May, 2020.


20200612000241290 1/3 \$224.00
Shelby Cnty Judge of Probate, AL
06/12/2020 04:17:47 PM FILED/CERT


ROBERT E. COELHO, Grantor

Harriet S. Coelho

HARRIET S. COELHO, Grantor

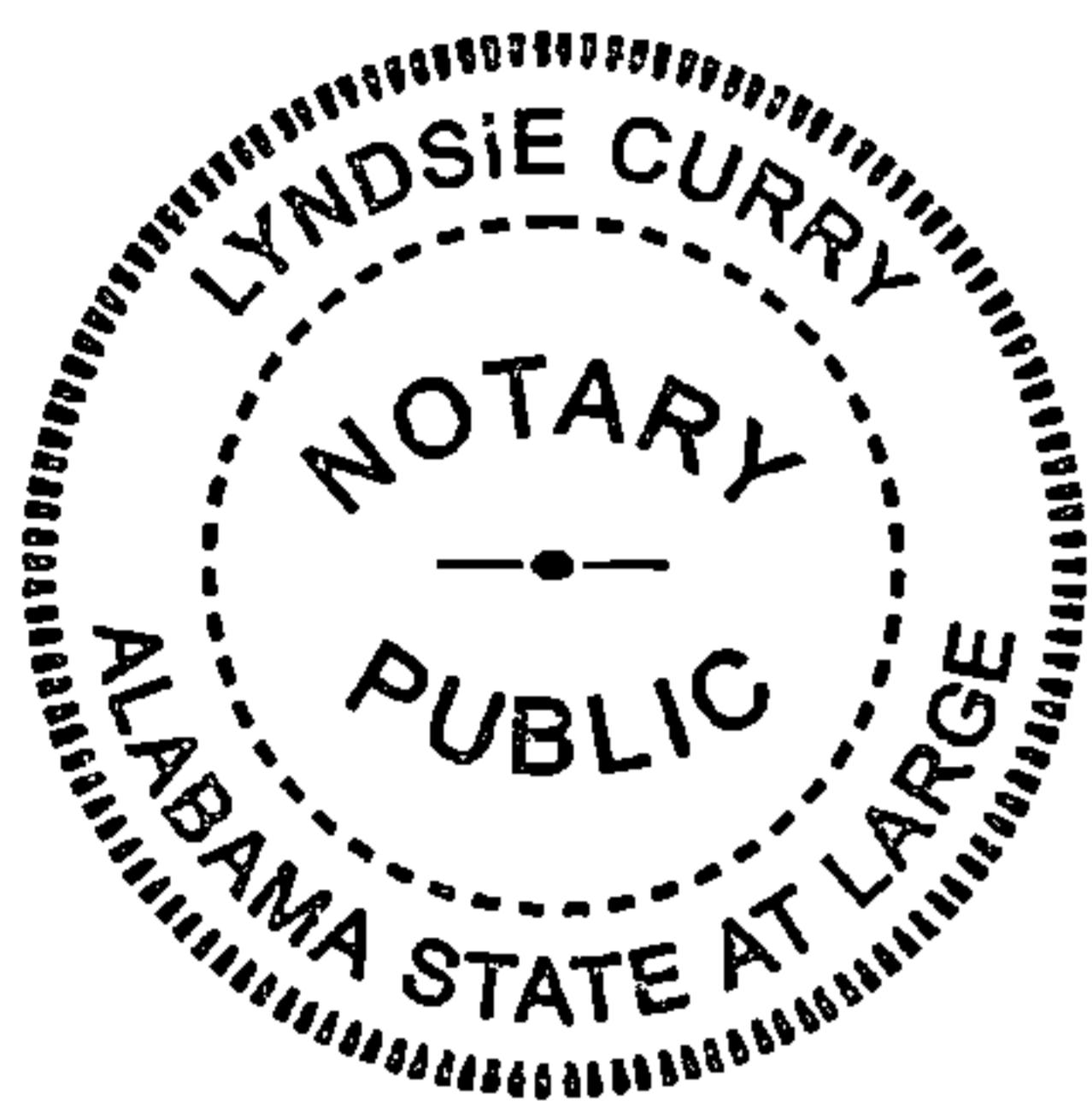
STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL ACKNOWLEDGEMENT:

I, Lyndsie Curry, a Notary Public in and for said County, in said State, hereby certify that **ROBERT E. COELHO AND HARRIET S. COELHO** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 13th day of May, 2020.

Lyndsie Curry
Lyndsie Curry, Notary Public
My Commission Expires: 06/06/2022



20200612000241290 2/3 \$224.00
Shelby Cnty Judge of Probate, AL
06/12/2020 04:17:47 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Robert E. Coelho
Harriet S. Coelho
3305 River Crest Drive South
Helena, AL 35080

Grantee's Name
Mailing Address

Corilyn Moe Coelho O'H
225 Windchase Dr.
Birmingham, AL
35242

Property Address

3305 River Crest Dr. South
Helena, AL
35080

Date of Sale

5-13-20

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 195,600

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 TAX



20200612000241290 3/3 \$224.00
Shelby Cnty Judge of Probate, AL
06/12/2020 04:17:47 PM FILED/CERT

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 6/12/20

Print

Ginger H. Knight

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)