

20200630000269410  
06/30/2020 02:16:32 PM  
DEEDS 1/3

**SEND TAX NOTICE TO:**

Freddie T. Coley Jr. and Jane M. Coley  
460 Highway 42  
Calera, AL 35040

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #275  
Birmingham, Alabama 35243  
PEL2000380

**WARRANTY DEED**

**State of Alabama  
County of Shelby**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **One Hundred Sixty Two Thousand and 00/100 Dollars (\$162,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Melissa J. Roth, an unmarried woman**, whose address is: **2420 Mountain View Ave, Longmont, CO 80503** (hereinafter "Grantor", whether one or more), by **Freddie T. Coley Jr. and Jane M. Coley**, whose address is: **460 Highway 42, Calera, AL 35040** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Freddie T. Coley Jr. and Jane M. Coley, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is 460 Highway 42, Calera, AL 35040, to-wit:


**Part of the East Half of the NW 1/4 of the NE 1/4 of Section 3, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows: Begin at the SW corner of said East Half of the NW 1/4 of the NE 1/4, thence Easterly along the South line of said tract, 459.75 feet; thence 68° 34' left, 252.0 feet to the South right of way line of the County Highway; thence Northwesterly along said right of way 650 feet, more or less, to the West line of said East Half of the NW 1/4 of the NE 1/4; thence Southerly along said line, 528 feet more or less, to the point of beginning.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

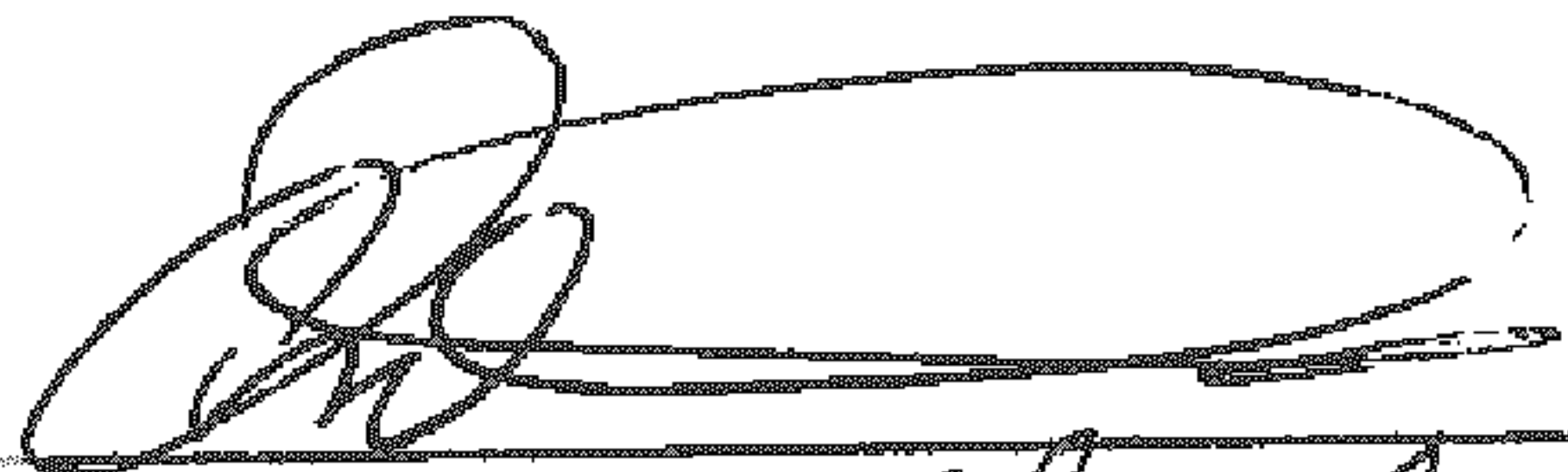
IN WITNESS WHEREOF, Grantor, Melissa J. Roth, has set her signature and seal on this 29th day of June, 2020.

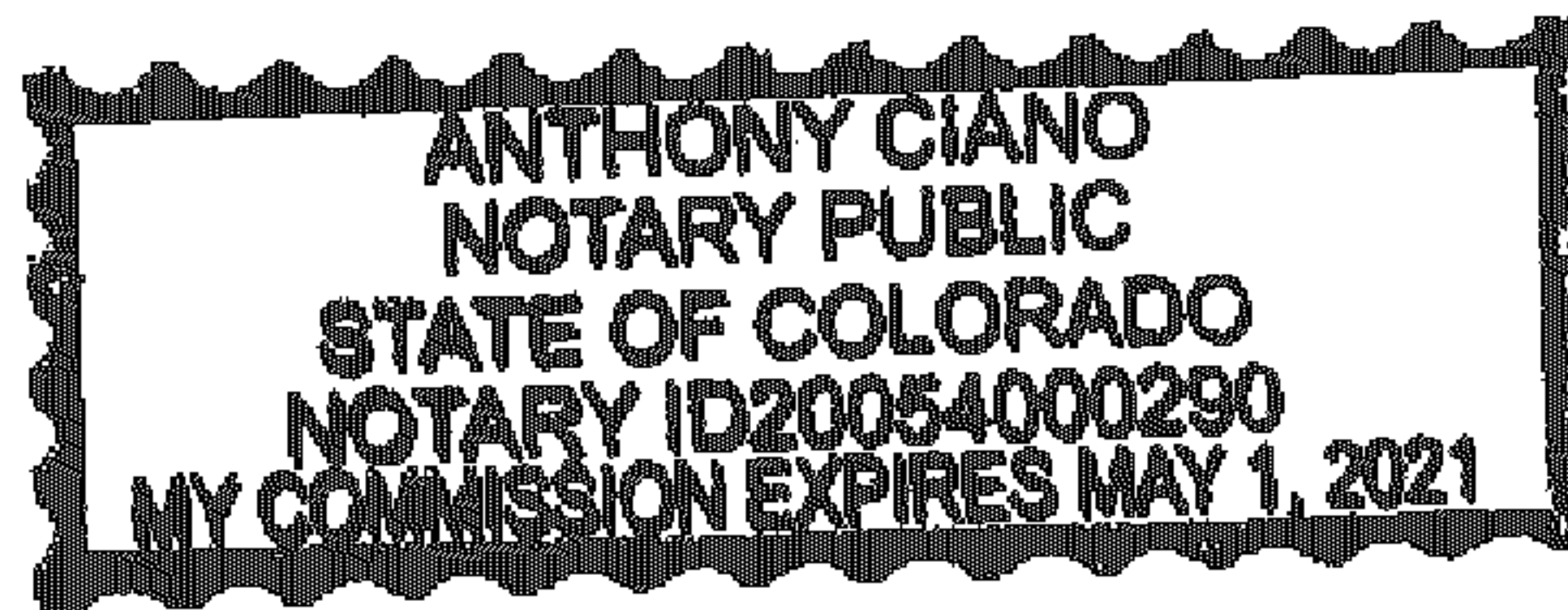
  
Melissa J. Roth

STATE OF COLORADO  
COUNTY OF Boulder

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Melissa J. Roth, an unmarried woman, whose name 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 on this 29th day of June, 2020.

  
Notary Public  
Printed Name: Anthony Ciano  
My Commission Expires: May 1, 2021



Real Estate Sales Validation Form

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

Grantor's Name: Melissa J. Roth; Mailing Address: 2420 Mountain View Ave, Longmont CO 80503; Grantee's Name: Freddie T. Coley and Jane M. Coley; Mailing Address: 460 Hwy 42, Calera AL 35040; Property Address: 460 Hwy 42, Calera AL 35040; Date of Sale: 6/29/2020; Total Purchase Price: \$162,000; Actual Value: \$; 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 (checked), 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.

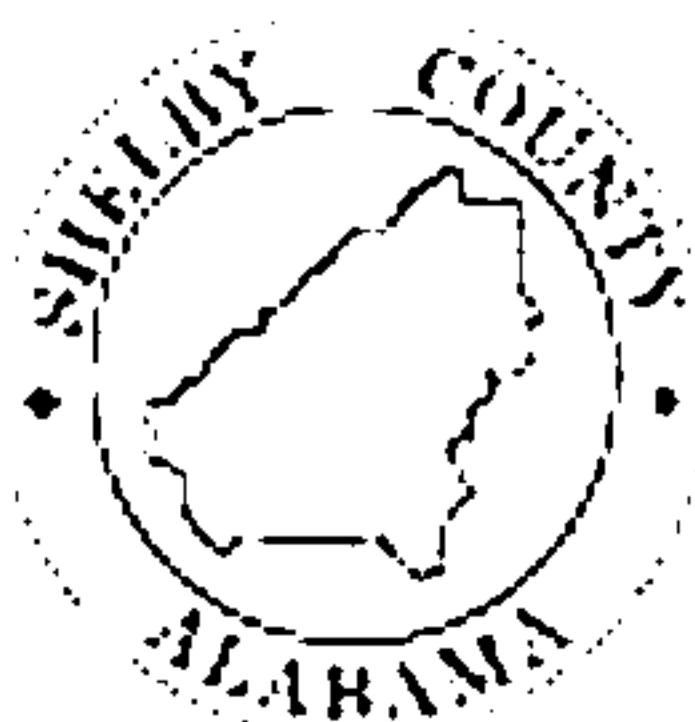
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: 6-30-2020; Print: Skyler Murphy; Sign: [Signature]; Unattested (verified by); (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/30/2020 02:16:32 PM
\$190.00 JESSICA
20200630000269410

Allen S. Bayl