

Send tax notice to:
Tracy S. Coyne & John Coyne
1046 Caribbean Circle
Alabaster, AL 35007

This instrument prepared by:
Tracy S. Coyne
1046 Caribbean Circle
Alabaster, AL 35007

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Thousand and 00/100 Dollars (\$10,000.00) in hand paid to the undersigned, **Tracy S. Coyne and John Coyne**, Wife and Husband(hereinafter referred to as "Grantors"), by **Tracy S. Coyne and John Coyne** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4, Block 2, according to the Survey of Southwind First Sector, as recorded in Map Book 6, Page 72, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

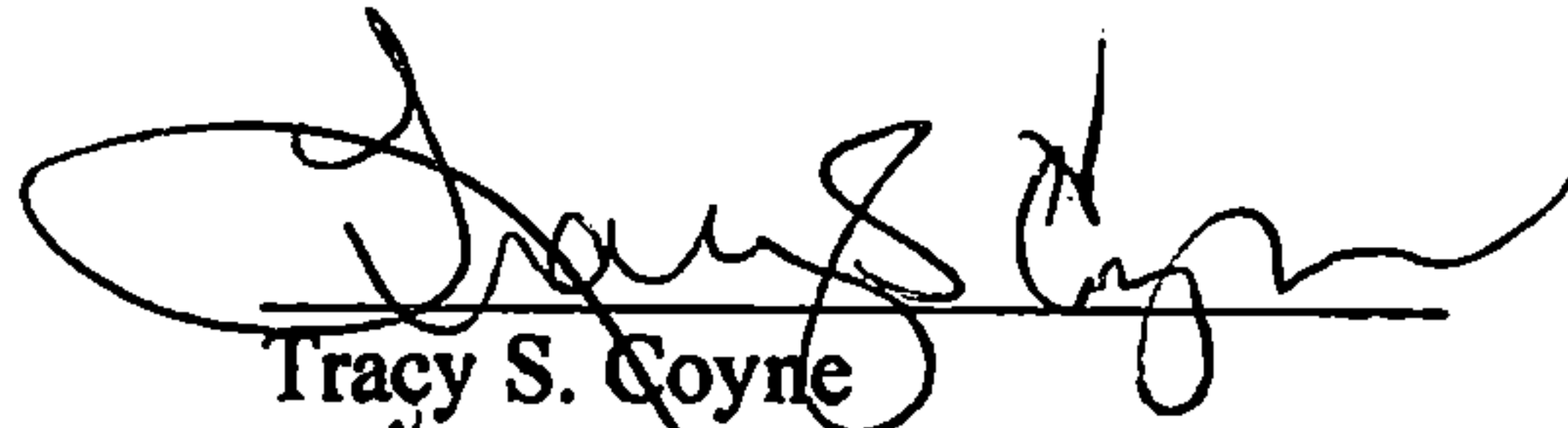
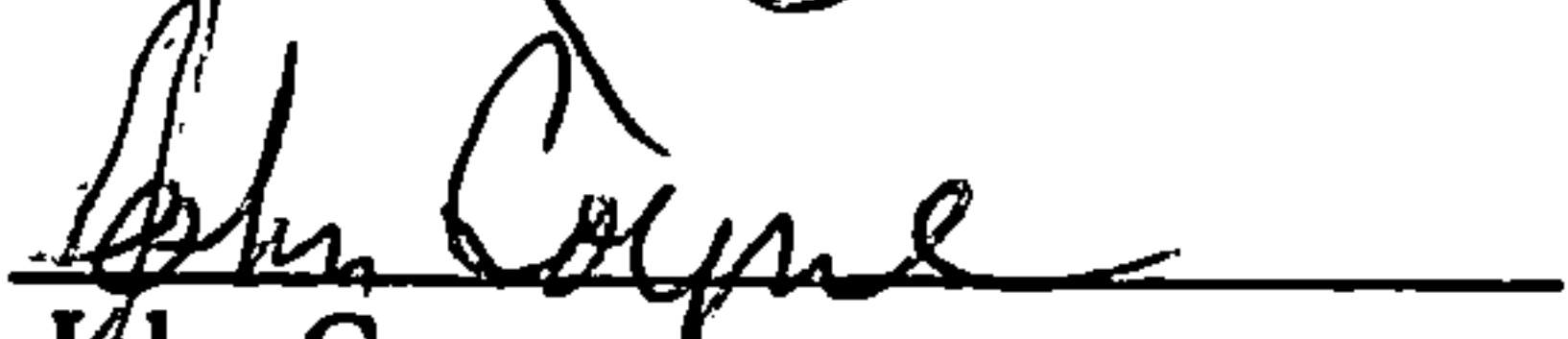
ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

Tracy S. Coyne is one and the same person as Tracy J. McCombs, grantee in that certain deed recorded in Instrument#2001-12570.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantees, their heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantors have set their signatures and seals on this,
the 20th day of July, 2020

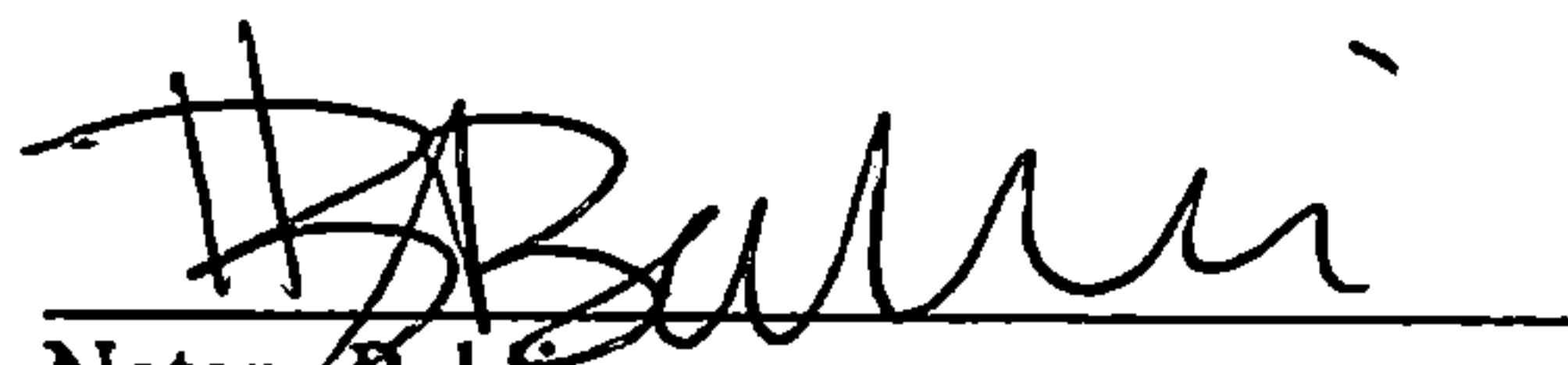

Tracy S. Coyne

John Coyne

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Tracy S. Coyne, a married woman 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 said instrument, she executed the same voluntarily on the
day the same bears date.

Given under my hand and official seal this, the 20th day of
July, 2020.

BOBBIE ANN BALDWIN
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
May 09, 2021

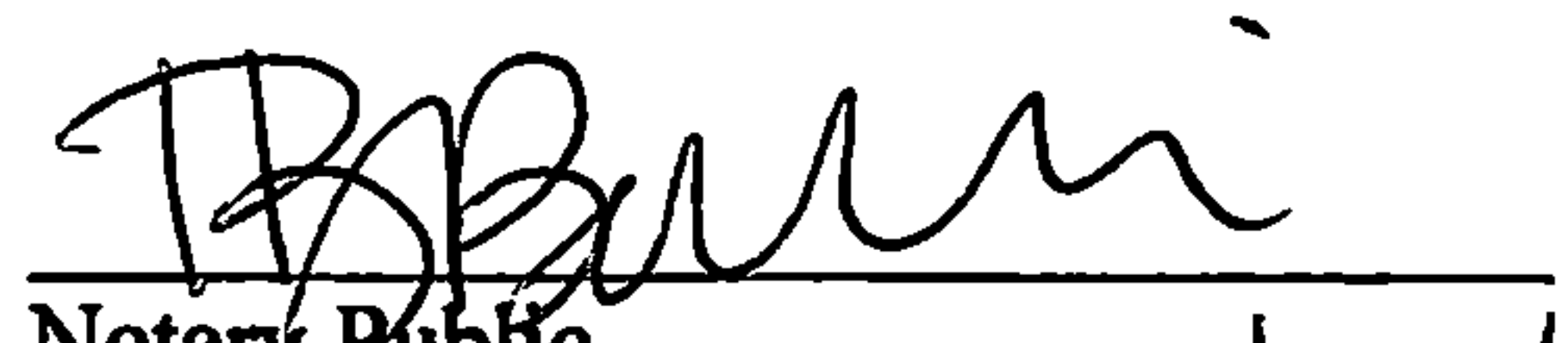

Notary Public
My Commission expires: 5/09/2021


STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that John Coyne, a married man 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 said instrument, he executed the same voluntarily on the
day the same bears date.

Given under my hand and official seal this, the 20th day of
July, 2020.

BOBBIE ANN BALDWIN
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
May 09, 2021


Notary Public
My Commission expires: 5/09/2021


20200804000330520 2/3 \$40.00
Shelby Cnty Judge of Probate, AL
08/04/2020 12:45:59 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 Tracy S. Coyne
Mailing Address John Coyne
1046 Caribbean Cir
Alabaster AL 35007

Grantee's Name Tracy S. Coyne
Mailing Address John Coyne
1046 Caribbean Cir
Alabaster AL 35007

Property Address 1046 Caribbean Cir
Alabaster AL 35007

Date of Sale 7-20-2020

Total Purchase Price _____

\$ or

Actual Value _____

or


Assessor's Market Value \$ 1/2 Value 10,000.00

Shelby County, AL 08/04/2020
State of Alabama
Deed Tax: \$10.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other


20200804000330520 3/3 \$40.00
Shelby Cnty Judge of Probate, AL
08/04/2020 12:45:59 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 7-20-2020

Print

Tracy S. Coyne

Sign



Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1