



Prepared by:
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20200923000426660 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
09/23/2020 12:45:17 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the settlement of the Estate of Beverly Joyce Coffee, Shelby County Probate Court Case Number PR-2019-000773, a/k/a JOYCE B. COFFEE, to the undersigned Grantor, WESLEY EARL COFFEE, as Personal Representative of the Estate of Beverly Joyce Coffee, in hand paid by WESLEY EARL COFFEE, the receipt of which is hereby acknowledged, the said WESLEY EARL COFFEE, as Personal Representative of the Estate of Beverly Joyce Coffee does by these presents, grant, bargain, sell and convey unto the said WESLEY EARL COFFEE, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 19, Block 1, J. E. Bozeman Survey of Wilton, Alabama, as recorded in Deed Book 14, Page 239, in the Judge of Probate Office of Shelby County, Alabama in Columbiana, Alabama.

KENNETH E. COFFEE DEPARTED THIS LIFE ON DECEMBER 2, 2015.

DESCRIPTION PROVIDED BY GRANTOR, TITLE NOT SERACHED.

GRANTOR HEREIN RESERVES A LIFE ESTATE IN AND TO THE ABOVE DESCRIBED PREMISES TO ROBERT KEITH COFFEE FOR AS LONG AS HE LIVES ON SAID PROPERTY. UPON HIS DEATHH OR VACATING THE PROPERTY, HIS LIFE ESTATE IS EXTINGUISHED.

TO HAVE AND TO HOLD, To the said WESLEY EARL COFFEE, his heirs and assigns forever.

And Grantor does as Personal Representative of the Estate of Beverly Joyce Coffee, covenant with said Grantee, his heirs and assigns, that the Estate of Beverly Joyce Coffee is lawfully seized in fee simple of said premises, that it is free from all encumbrances unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, as the Personal Representative of the Estate of Beverly Joyce Coffee, and that I will as the Personal Representative of the Estate of Beverly Joyce Coffee, warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I as the Personal Representative of the Estate of Beverly Joyce Coffee, have set my hand and seal, this the 9 day of September, 2020.

RAYMOND FOUSHEE
Notary Public, Alabama State At Large
My Commission Expires Dec. 3, 2022



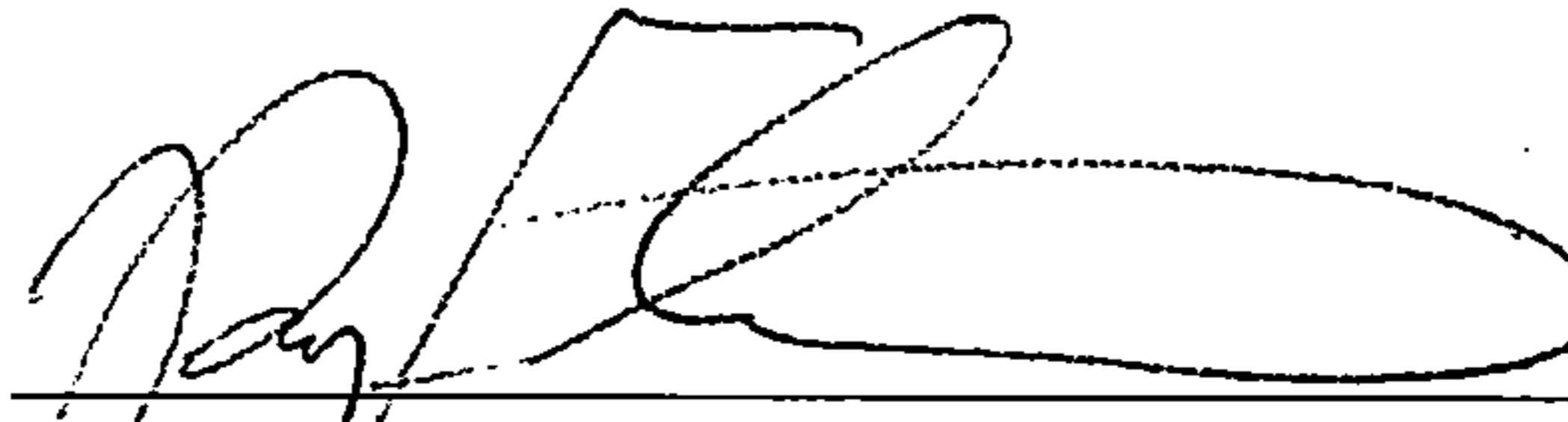
WESLEY EARL COFFEE AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BEVERLY JOYCE COFFEE


STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WESLEY EARL COFFEE, whose name as Personal Representative of the Estate of Beverly Joyce Coffee, 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, he as the Personal Representative of the Estate of Beverly Joyce Coffee, and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9 day of September, 2020.


NOTARY PUBLIC


20200923000426660 2/3 \$30.00
Shelby Cnty Judge of Probate, AL
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SEND TAX NOTICE TO:
ROBERT KEITH COFFEE
325 Birmingham Street
Wilton, Alabama 35187

GRANTOR'S ADDRESS:
325 Birmingham Street
Wilton, Alabama 35187

PROPERTY ADDRESS:
325 Birmingham Street
Wilton, Alabama 35187

Real Estate Sales Validation Form

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

Grantor's Name Estate of Beverly Joyce Coffee
Mailing Address 325 Birmingham St.
Wilton, AL 35197

Grantee's Name Wes Coffee
Mailing Address 212 Sheffield Ct.
Haver, AL 35226

Property Address

Date of Sale
Total Purchase Price \$
or
Actual Value \$ 100,000
or
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
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 9/23/20

Print

Unattested (verified by)

Sign Jim Patta (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

