



20201211000566890 1/3 \$418.00
Shelby Cnty Judge of Probate, AL
12/11/2020 08:07:53 AM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East
Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Bryan A. Coyne and
Meredith B. Coyne
1135 Sandgrass Blvd
Santa Rosa Beach, FL 32459

STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Ninety Thousand and No/100 Dollars, (\$390,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Robert Wilson and Jenna Wilson, husband and wife** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Bryan A. Coyne and Meredith B. Coyne**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 15-06, Block 15, according to the Survey of Mt. Laurel Phase III, as recorded in Map Book 34, Page 137, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2021 and subsequent years not yet due and payable until October 1, 2021.

Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

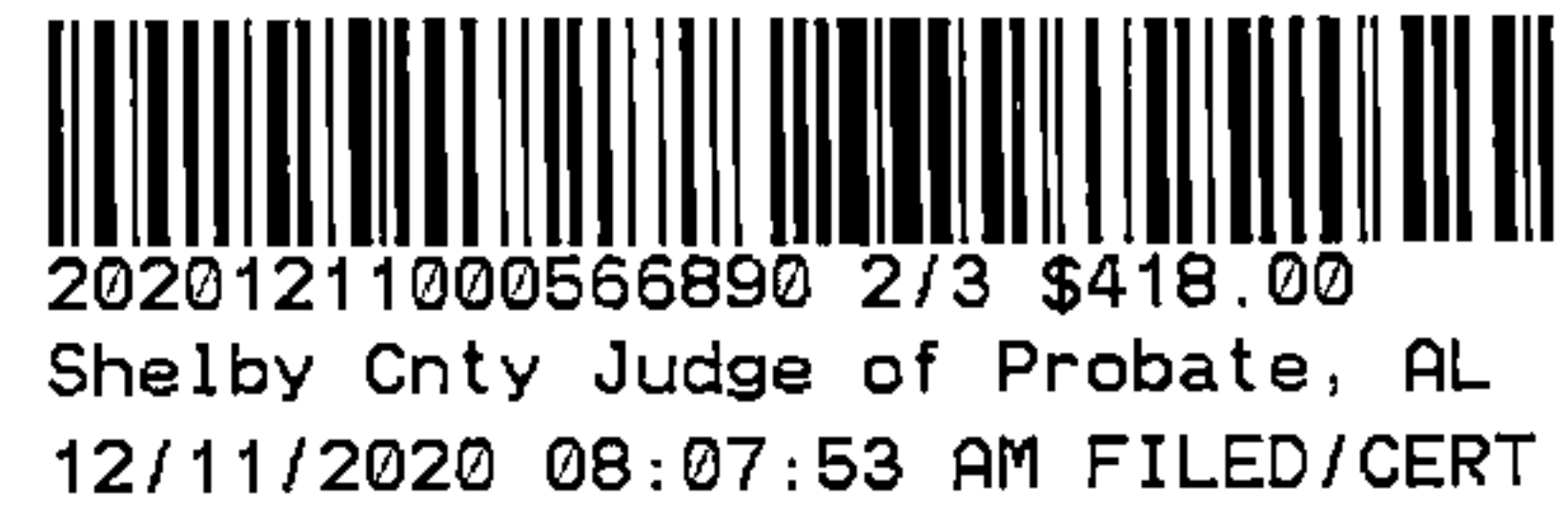
AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS' are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTORS have a good right to sell and convey the said Real Estate; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand s and seal s, this 14th day of November, 2020.

x *Robert Wilson*
Robert Wilson

x *Jenna Wilson*
Jenna Wilson

✓ THE STATE OF South Carolina
Charleston
COUNTY.



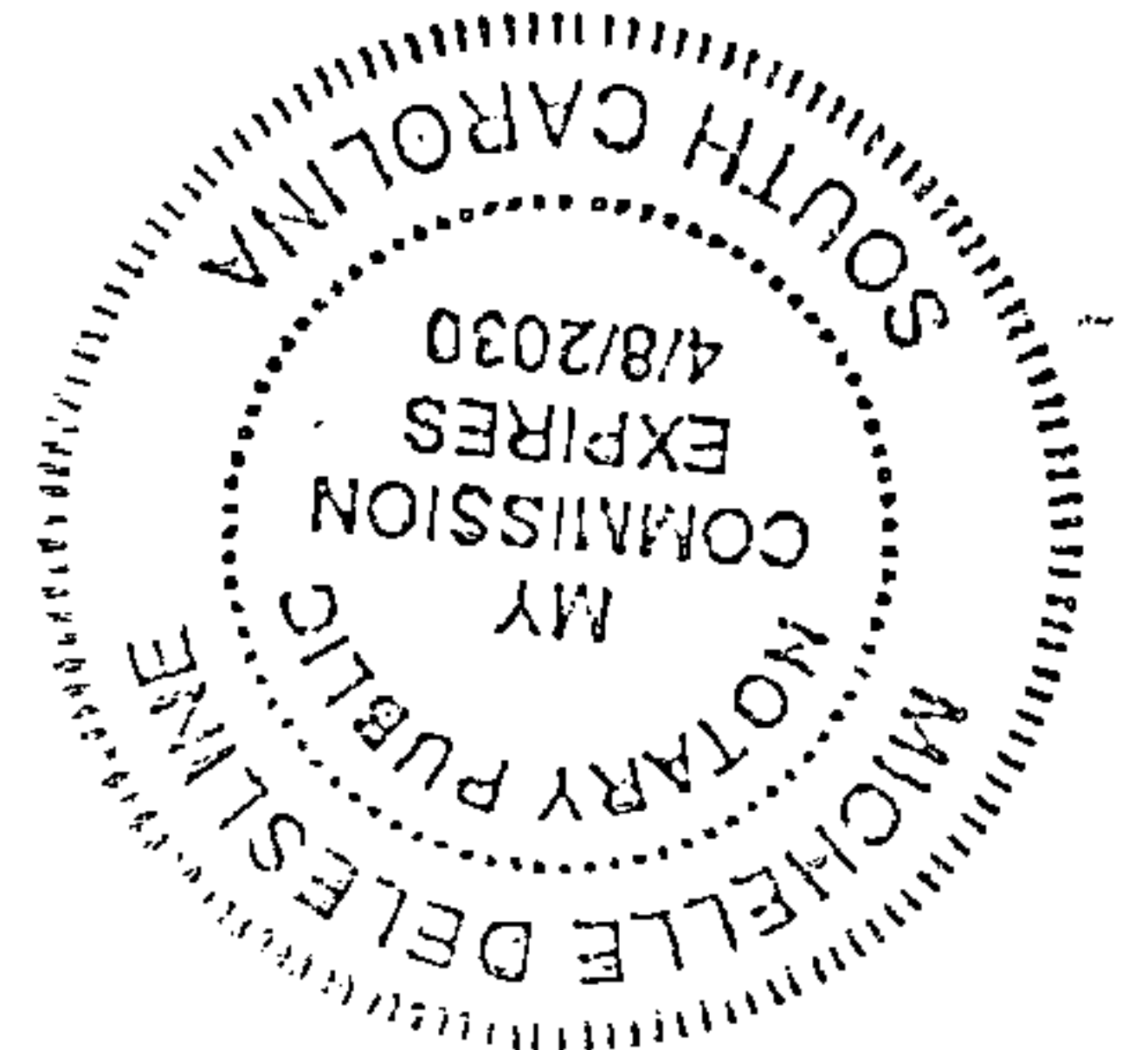
I, the undersigned, Michelle Delestine, a Notary Public, in and for said State of South Carolina, hereby certify that Robert Wilson and Jenna Wilson husband and wife whose names is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day that, being informed of the contents of the conveyance, he, she, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of November, 2020

✓ *Michelle Delestine*
Notary Public

RD-8819

This instrument was prepared by:
Joan M. Brady Attorney
449 Taft Avenue
Glen Ellyn, IL 60137



Real Estate Sales Validation Form

Bryan A. Coyne and

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

Grantor's Name	Robert Wilson and Jenna Wilson	Grantee's Name	Meredith B. Coyne
Mailing Address	<u>X 99 Westedge St. #446</u> <u>X Charleston, SC 29403</u>	Mailing Address	211 Hawthorn Street
		Second Home: **	Birmingham, AL 35242
Property Address	211 Hawthorn Street	** 1135 Sandgrass Blvd	Santa Rosa, FL 32459
	Birmingham, AL 35242	Date of Sale	December 4, 2020
		Total Purchase Price	\$ 390,000.00
		or	
		Actual Value	\$
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal	Shelby County, AL 12/11/2020 State of Alabama Deed Tax: \$390.00
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other	
<input checked="" type="checkbox"/> 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	Settlement Date	Print	<u>X Robert Wilson</u>
	Unattested	Sign	<u>X [Signature]</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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