

This Instrument was Prepared By:
BRADFORD & HOLLIMAN LLC
JOHN R. HOLLIMAN
2491 Pelham Parkway
Pelham, AL 35124

20210223000089020
02/23/2021 09:02:46 AM
DEEDS 1/4

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF

Shelby

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, We, **FREDDIE THOMAS COLEY, JR. AND WIFE, JANE GEORGE COLEY**, the undersigned Grantors, do grant, bargain, sell and convey our interest to **YVETTE COLEY-SMITH, as Trustee of the COLEY Irrevocable Trust dated 8-6-2020** Grantee, in and to the following described real property, situated in Shelby County, Alabama, viz:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION WHICH IS HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY SET OUT HEREIN.

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantee, their successors and assigns in fee simple, forever.

And we do, for ourselves and our heirs, executors and administrators, covenant with the said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, their successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this

8/6/2020

Freddie Thomas Coley Jr. (SEAL)
FREDDIE THOMAS COLEY, JR.

Jane George Coley (SEAL)
JANE GEORGE COLEY

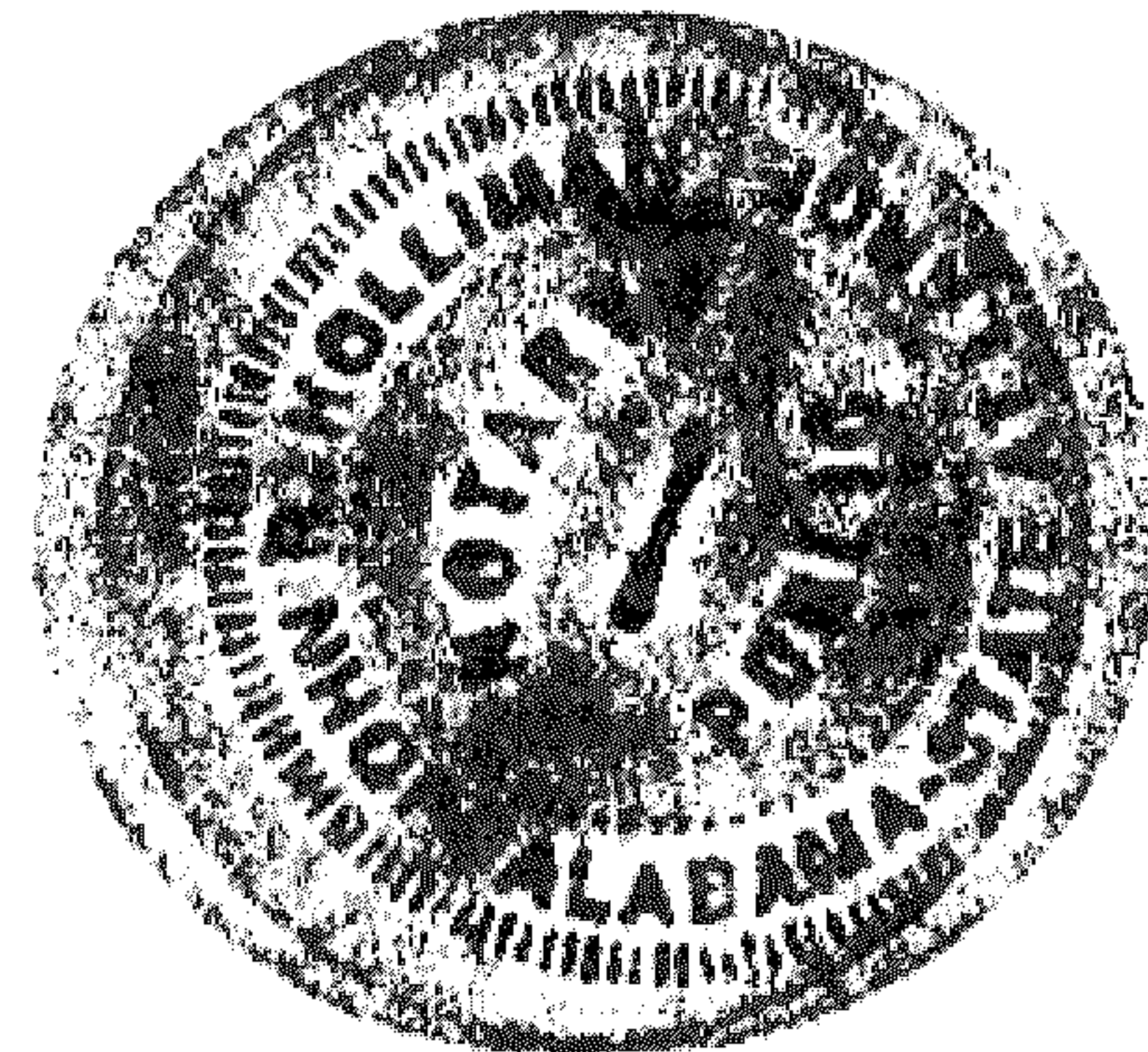
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **FREDDIE THOMAS COLEY, JR. AND WIFE, JANE GEORGE COLEY**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 8-6-2020

John E. Hall
Notary Public
my comm expires:
8-28-22



“Exhibit A”

Part of the East Half of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ 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 $\frac{1}{4}$ of the NE $\frac{1}{4}$, thence Easterly along the South line of said tract, 459.75 feet; thence $68^{\circ} 34'$ left, 252.0 feet to the right of way 650 feet, more or less, to the West line of said East Half of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence Southerly along said line, 528 feet more or less, to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name Freddie Thomas Coley, Jr & Jane George Coley
 Mailing Address 460 Hwy 42
Calera, AL 35040

Grantee's Name Yvette Coley Smith, Trustee
 Mailing Address of the Coley Irrevocable Trust
460 Hwy 42
Calera, AL 35040

Property Address 460 Hwy 42
Calera, AL 35040
Parcel #: 28 2 03 0 000 007.000

Date of Sale 8/6/2020
 Total Purchase Price \$
 or
 Actual Value \$
 or
 Assessor's Market Value \$147,500.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other
☐ 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 8/6/2020

Print John R. Holliman

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

eForms



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/23/2021 09:02:46 AM
 S179.50 CHERRY
 20210223000089020

John R. Holliman

Form RT-1