

20210420000195690

04/20/2021 08:36:38 AM

DEEDS 1/3

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Carly Parker Gonzalez
198 3rd Street
Helena, AL 35080

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED THIRTY THOUSAND AND 00/100 (\$130,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **James Coggeshall and Shannon Coggeshall, husband and wife** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Carly Parker Gonzalez, a married woman** (hereinafter referred to as GRANTEE whether one or more), 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:

Part of Lots 6 and 7, Block 16, of Joseph Squire's Map of the Town of Helena (Alabama), as recorded in Map Book 3, page 121 and 121A in the Office of the Judge of Probate for Shelby County, Alabama; being more particularly described as follows:

Commence and begin at the Southwest corner of Lot 7, Block 16 of SQUIRES MAP OF THE TOWN OF HELENA as recorded in Map Book 3, page 121 and 121 A, in the office of the Judge of Probate of Shelby County, Alabama; thence run Easterly along the South line of said Lot 7 for a distance of 191.55 feet to a point; thence 82 degrees 10 minutes 13 seconds left and run Northerly for a distance of 80.74 feet to a point; thence 97 degrees 49 minutes 47 seconds left and run Westerly parallel with the South line of Lot 7 for a distance of 201.27 feet to a point on the East line of Third Street; thence 89 degrees 05 minutes 00 seconds left and run Southerly along the said East line of Third Street for a distance of 80.0 feet to the point of beginning.


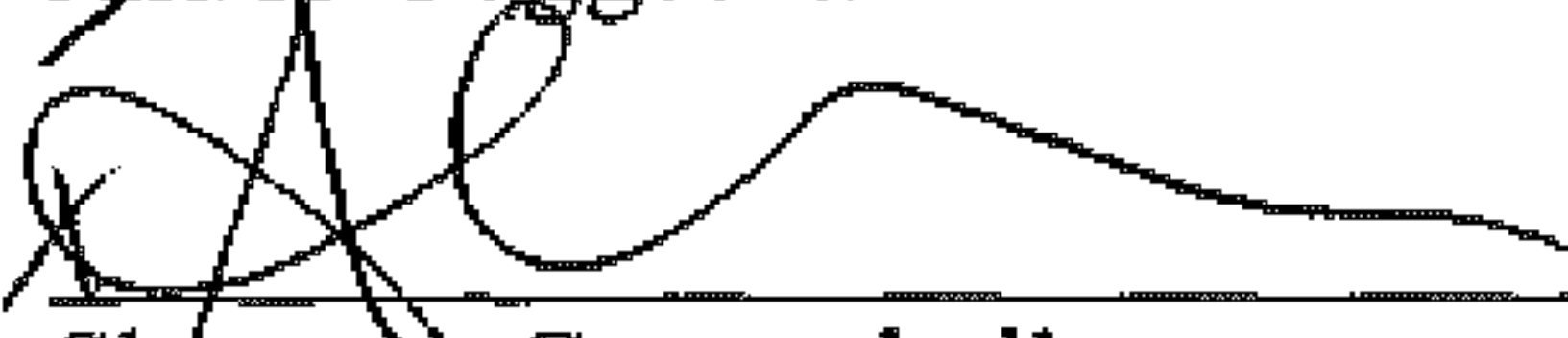
Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

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 GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is 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; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 19th day of April, 2021.


James Coggeshall

Shannon Coggeshall

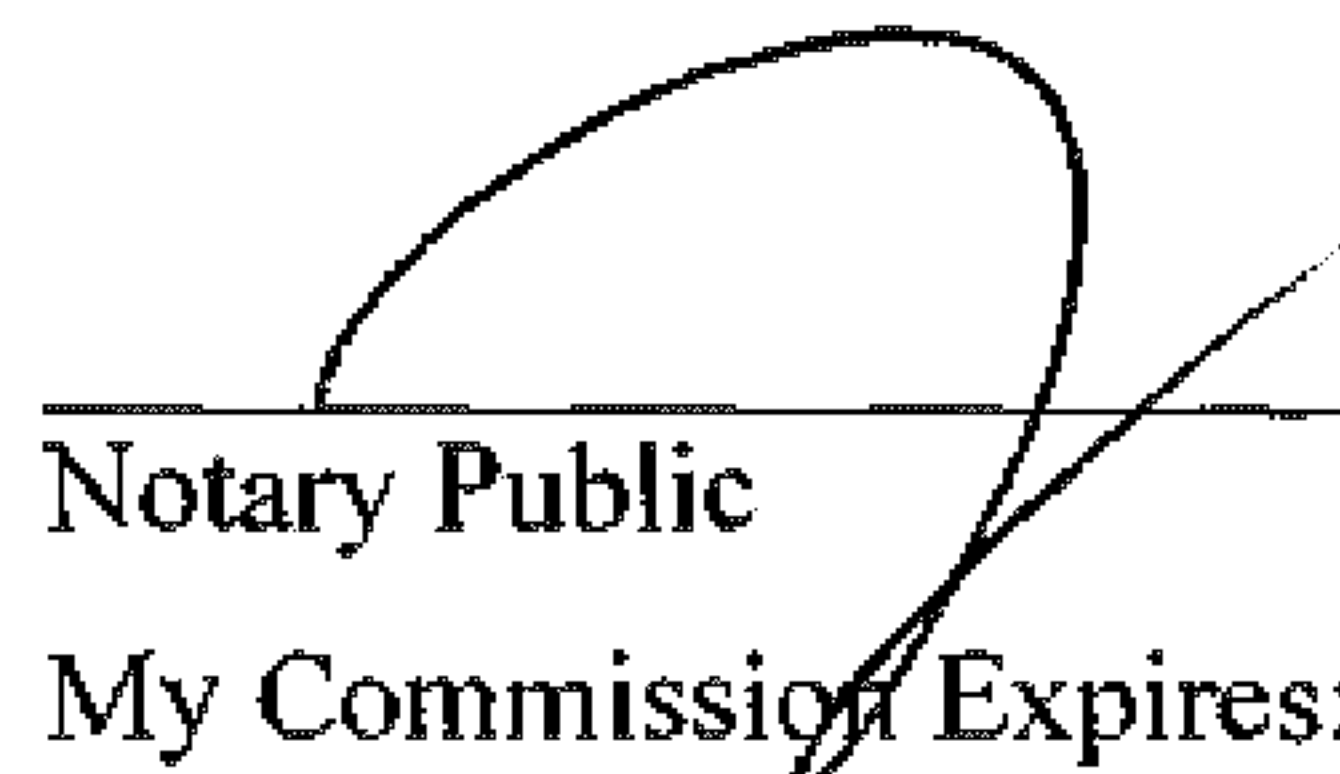
STATE OF ALABAMA
SHELBY COUNTY

}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **James Coggeshall and Shannon Coggeshall**, whose name(s) 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19th day of April, 2021.


Notary Public
My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

Real Estate Sales Validation Form

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

Grantor's Name James Coggeshall and Shannon Coggeshall
 Mailing Address 198 3rd Street
Helena, AL 35080

Grantee's Name Carly Parker Gonzalez
 Mailing Address 198 3rd Street
Helena, AL 35080

Property Address 198 3rd Street
Helena, AL 35080

Date of Sale April 19, 2021
 Total Purchase Price \$130,000.00
 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)

☐ 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 April 19, 2021

Print: Justin Smitherman

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/ Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/20/2021 08:36:38 AM
 \$158.00 CHERRY
 20210420000195690

Justin S. Smitherman

Form RT-1