

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Deborah Vick Coffey
4111 Hwy 83
Vincent, AL 35178

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIFTY SEVEN THOUSAND TWO SEVENTEEN DOLLARS AND TWENTY ONE CENTS (\$57,217.21)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Robbie Johnson, a married woman*, (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Deborah Vick Coffey* (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT “A” FOR LEGAL DESCRIPTION

SUBJECT TO:

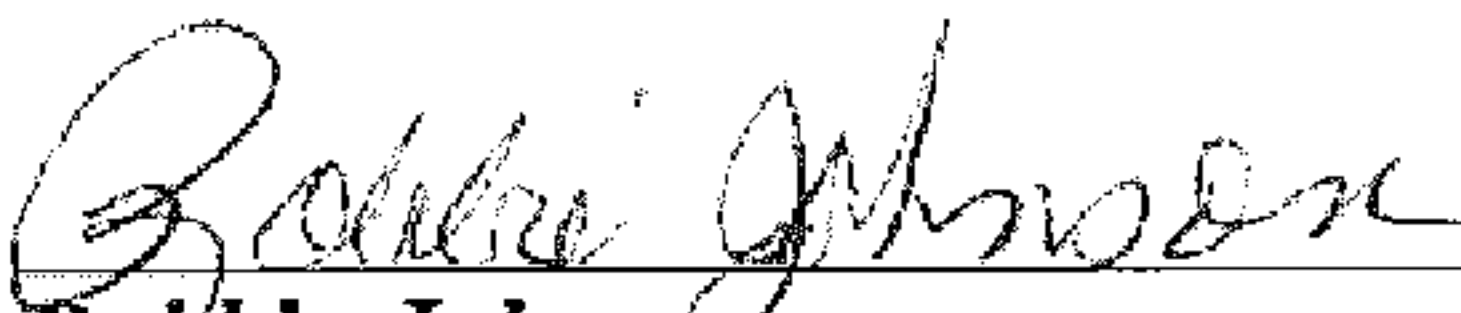
- 1. Ad valorem taxes due and payable October 1, 2021.
- 2. Easements, restrictions, rights of way, and permits of record

No part of the homestead of the Grantor herein or her spouse, if any.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

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


Robbie Johnson

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Robbie Johnson*, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of August 2021.


Notary Public
My Commission Expires



Exhibit "A"- Legal Description

Lots 1 through 6 in Block 5; all of Blocks 6 and 7; Lots 1 through 8 in Block 8; Lots 1 through 5 in Block 13; Blocks 12 and 11 and certain other land according to Map of Arkwright, all being more particularly described as follows:

Begin at the southwest corner of Block 10 according to the map and plan of the survey of Junction Land and Industrial Company of Arkwright, Alabama, on file in the probate office of Shelby County, Alabama; thence west along the north boundary line of said Main Street 1225 feet, more or less, to the intersection of Main Street and the Vincent-Creswell road; thence north 750 feet, more or less, along the eastern boundary line of said road to the center of Luttrell Street prior to the vacation of same; thence east 1515 feet, more or less, along the center of said Luttrell Street prior to the vacation of same to the west right of way of the Central of Georgia Railroad; thence southwest along the west boundary of said right of way 190 feet, more or less, to the northeast corner of Lot 10 Block 8; thence west along the north line of said Lots 10 and 9 in Block 8 to the northwest corner of Lot 9 in said Block 8 according to said subdivision; thence south along the west line of said Lot 9 Block 8 and across Harvey Street as it was situated prior to the vacation of same to the northeast corner of Lot 3 in Block 10 of said subdivision; thence west along the north line of Lots 3, 4 and 5 of said Block 10 to the northwest corner of Lot 5 in said Block 10; thence south along the west line of said Block 10 a distance of 300 feet, more or less, to the point of beginning, being situated in Shelby County, Alabama, in the SW ¼ of SE ¼ of Section 14 and SE ¼ of SW ¼ of Section 14, all in Township 18, Range 2 East.



Filed and Recorded
Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk 20210819000406440 08/19/2021 03:20:18 PM DEEDS 3/3

Shelby County, AL

08/19/2021 03:20:18 PM

\$85.50 BRITTANI

20210819000406440

Alex S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Robbie Johnson
Mailing Address 34 Primrose Ln
Harpersville, AL
35078

Grantee's Name Deborah Vick Coffey
Mailing Address 4111 Hwy 83
Vincent, AL
35178

Property Address 7490 Hwy 68
Vincent, AL
35178

Date of Sale 8/19/21
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 57,217.21

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 1/2 tax value

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 8/19/21

Print ROBBIE JOHNSON

☐ Unattested

(verified by)

Sign Robbie Johnson
(Grantor/Grantee/Owner/Agent) circle one