

Return to: Orange Coast Lender Services  
1000 Commerce Drive, Suite 520, Pittsburgh, PA 15275

Reference Number: 737762

Mail Tax Statements to: Peggy J. Coleman, 1321 Old Cahaba Terrace, Helena, AL 35080

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STATE OF ALABAMA  
COUNTY OF SHELBY

**QUITCLAIM DEED**

Exempt pursuant to Section 40-22-1(b)(2)

PEGGY COLEMAN also known as PEGGY J. COLEMAN, widowed-not remarried, and surviving spouse of EUGENE T. COLEMAN, deceased, whose mailing address is P.O. Box 530543, Birmingham, AL 35253, hereinafter referred to as "Grantor"

and

PEGGY J. COLEMAN, a single woman, whose mailing address is P.O. Box 530543, Birmingham, AL 35253, hereinafter referred to as "Grantee",

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Zero and 00/100 Dollars (\$0.00), and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor does hereby remise, release and quitclaim unto Grantee all of their right, title and interest in and to the following described tract or parcel of land, located in the County of Shelby, State of Alabama:

Lot 517, according to the survey of the amended Map of Old Cahaba, the Park Sector, as recorded in Map Book 25, Page 126 in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama

Being the same property conveyed to Eugene T. Coleman and Peggy Coleman by deed dated 6/11/2004 and recorded 6/17/2004 as Instrument No. 20040617000329620 in the Office of the Judge of Probate of the County of Shelby and State of Alabama. The said Eugene T. Coleman, departed this life on or about October 31, 2005, thereby vesting title to such property to Peggy Coleman, surviving spouse.

This deed conveys any and all interest of Grantor in said property and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OF THE TITLE THERETO AND IS FURTHER SUBJECT TO THE FOLLOWING:

1. All easements, covenants, conditions and matters of public record and rights or claims of parties in possession whether or not shown by the public records.
2. Easements or claims of easements, whether or not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters whether or not the same would be disclosed by accurate survey and inspection of the premises.
4. Any lien or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law whether or not shown by the public records.
5. Taxes, assessments or dues.

TO HAVE AND TO HOLD the said above described property unto the said Grantee, in fee simple, and to its successors and assigns, forever.

TO HAVE AND TO HOLD to the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 13 day of December, 2021.

Peggy Coleman AKA Peggy J. Coleman  
PEGGY COLEMAN  
also known as PEGGY J. COLEMAN

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that PEGGY COLEMAN also known as PEGGY J. COLEMAN, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

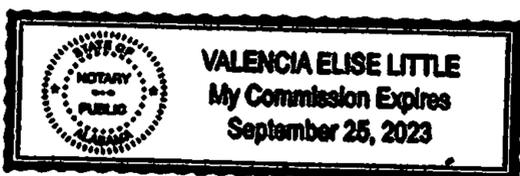
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 13<sup>th</sup> day of December, 2021.

Valencia E. Little  
Notary Public

Valencia E. Little  
Print Name

My Commission expires:

09/25/2023



This instrument prepared by:

Curtis Hussey, Esq. - Alabama Bar No.: HUS004  
82 Plantation Pointe Road, #288 Fairhope, Alabama 36532

Grantor's address:

Peggy Coleman and Eugene T. Coleman  
P.O. Box 530543, Birmingham, AL 35253

Grantee's address:

Peggy J. Coleman, P.O. Box 530543, Birmingham, AL 35253

Exempt pursuant to Section 40-22-1(b)(2)- perfecting title to real estate, clear title

**Real Estate Sales Validation Form**

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

Grantor's Name PEGGY COLEMAN aka PEGGY J. COLEMAN  
Mailing Address P.O. Box 530543  
Birmingham, AL 35253

Grantee's Name PEGGY J. COLEMAN  
Mailing Address P.O. Box 530543  
Birmingham, AL 35253

Property Address ~~XXXXXXXXXX~~  
~~XXXXXXXXXX~~  
1321 Old Cahaba Terrace  
Helena, AL 35080

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 184800.00

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
- 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 12-13-21

Print Peggy J Coleman

Unattested Ashley Leskanic  
(verified by)

Sign Peggy J Coleman  
(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**

eForms



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/22/2021 10:32:22 AM  
\$32.00 BRITTANI  
20211222000604440

*Allie S. Bezel*