

**This instrument prepared by:**  
Michael Galloway  
3500 Blue Lake Drive, Suite 320  
Birmingham, AL 35223

**SEND TAX NOTICE TO:**  
Elizabeth Ann Coggins and Anders Coggins  
809 Ballantrae Parkway  
Pelham, AL 35124

**WARRANTY DEED**

**STATE OF ALABAMA**

)

)

**SHELBY COUNTY**

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**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of the sum of Five Hundred Sixty Thousand And No/100 Dollars (\$560,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, David S. Worthen and Denise B. Worthen (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Elizabeth Ann Coggins and Anders Coggins (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 202, according to the Final Plat of Lochinvar of Ballantrae, as recorded in Map Book 32, Page 10, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$430,000.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 29<sup>th</sup> day of December, 20 21.

David S. Worthen  
David S. Worthen

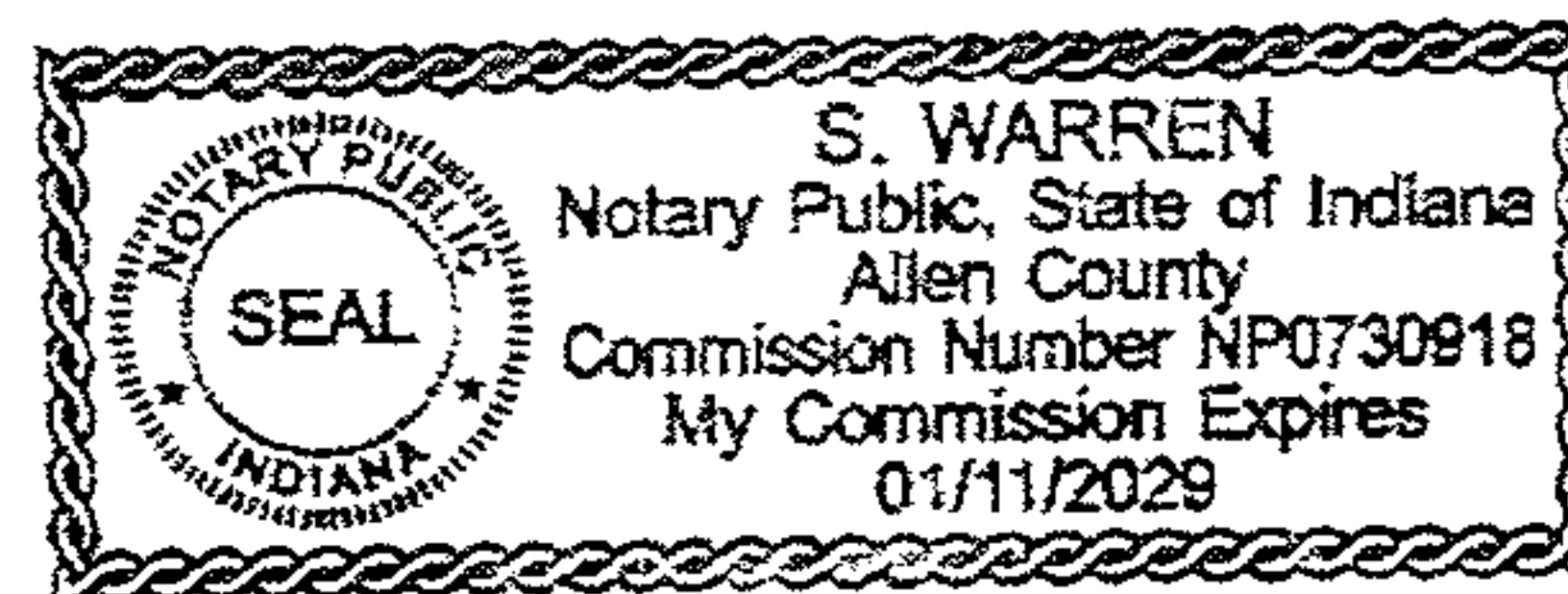
Denise B. Worthen  
Denise B. Worthen

STATE OF Indiana  
COUNTY OF Allen

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David S. Worthen and Denise B. Worthen 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 conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 29<sup>th</sup> day of December, 20 21.

S. Warren  
Notary Public  
My commission expires: 1/11/2029



**Real Estate Sales Validation Form**

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

|                  |                                                 |                         |                                            |
|------------------|-------------------------------------------------|-------------------------|--------------------------------------------|
| Grantor's Name   | David S. Worthen and Denise B. Worthen          | Grantee's Name          | Elizabeth Ann Coggins and Anders Coggins   |
| Mailing Address  | 6221 Beaver Creek Court<br>Fort Wayne, IN 46814 | Mailing Address         | 809 Ballantrae Parkway<br>Pelham, AL 35124 |
| Property Address | 809 Ballantrae Parkway<br>Pelham, AL 35124      | Date of Sale            | December 30, 2021                          |
|                  |                                                 | Total Purchase Price    | \$560,000.00                               |
|                  |                                                 | 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    |
| <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 - David S. Worthen and Denise B. Worthen

Grantee's name - Elizabeth Ann Coggins and Anders Coggins

Property address - 809 Ballantrae Parkway, Pelham, AL 35124

Date of Sale - December 30, 2021.

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.

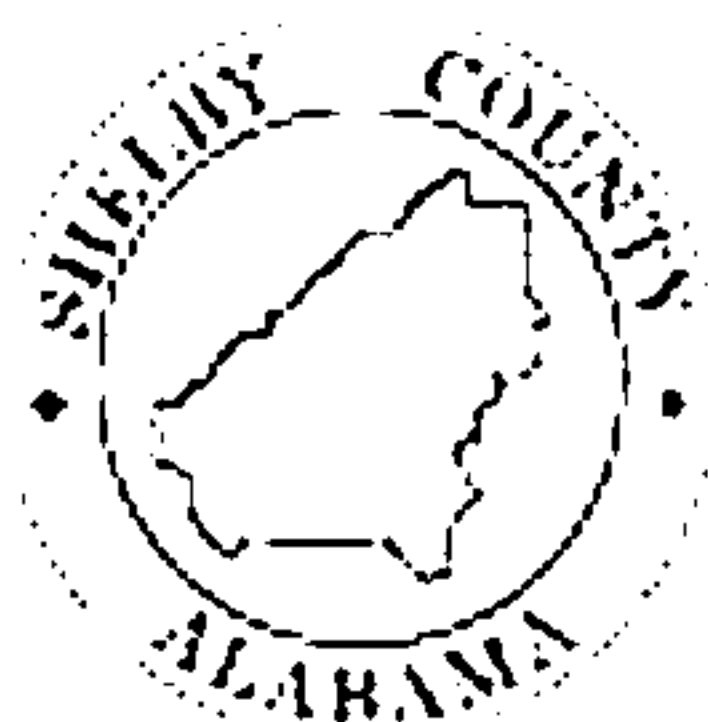
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: December 30, 2021

Sign  \_\_\_\_\_  
Agent



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/04/2022 10:31:36 AM  
\$158.00 JOANN  
20220104000001340

*Allen S. Bayl*