

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Torrie + Sarah Coghlin
129 Oaklyn Hills Dr
Chesley AL 35043

GENERAL WARRANTY DEED
With Right of Survivorship

STATE OF ALABAMA

}

COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Three Hundred Ninety Thousand Dollars and NO/100 (\$390,000.00)** to the undersigned grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Lilian Muthoni Mwangi and Pauline Wairimu Mwangi as Joint Personal Representatives of the Estate of Winnie Wanjiku O'Neal, deceased, Probate Case No. PR-2021-000711, Shelby County, Alabama** (herein referred to as Grantors), grant, sell, bargain and convey unto, **Torrie Coghlin and Sarah Coghlin** (herein referred to as Grantees whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **SHELBY** County, Alabama to wit:

Lot 151, according to the Survey of Oaklyn Hills, Phase 1, as recorded in Map Book 24, Page 50 A and B in the Probate Office of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$310,000.00 of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves, and our heirs, executors and administrators covenant with the said Grantee(s), their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

M212323

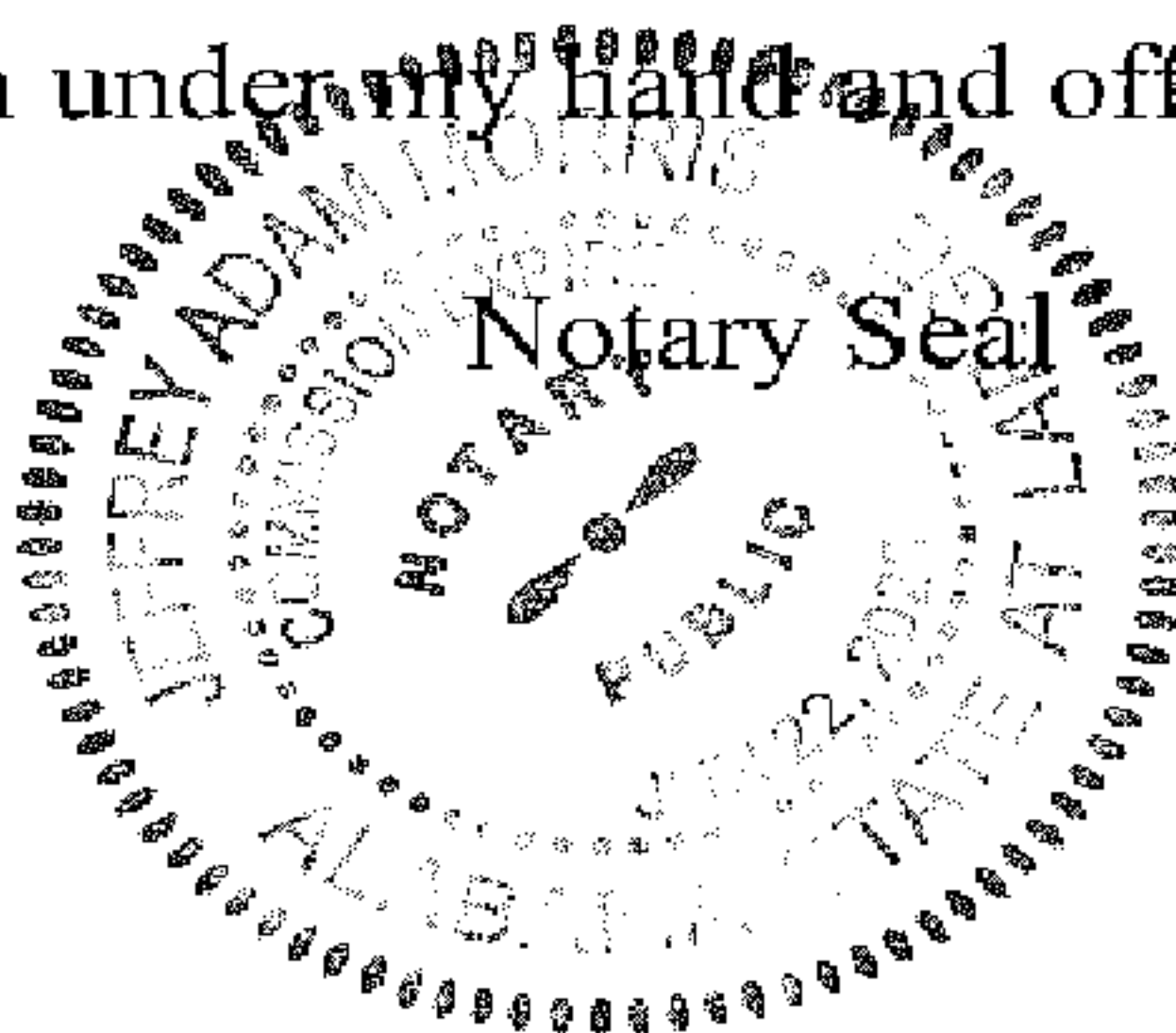
IN WITNESS WHEREOF, the undersigned GRANTORS have hereunto set their hands and seals,
this 17th day of December, 2021.

Lilian Muthoni Mwangi
Lilian Muthoni Mwangi
Joint Representative of the Estate of Winnie O'Neal

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that
The Estate of Winnie O'Neal whose name is signed to the foregoing deed and who is known to me,
acknowledged before me on this day that, being informed of the contents of the conveyance, he/she
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of December, 2021.



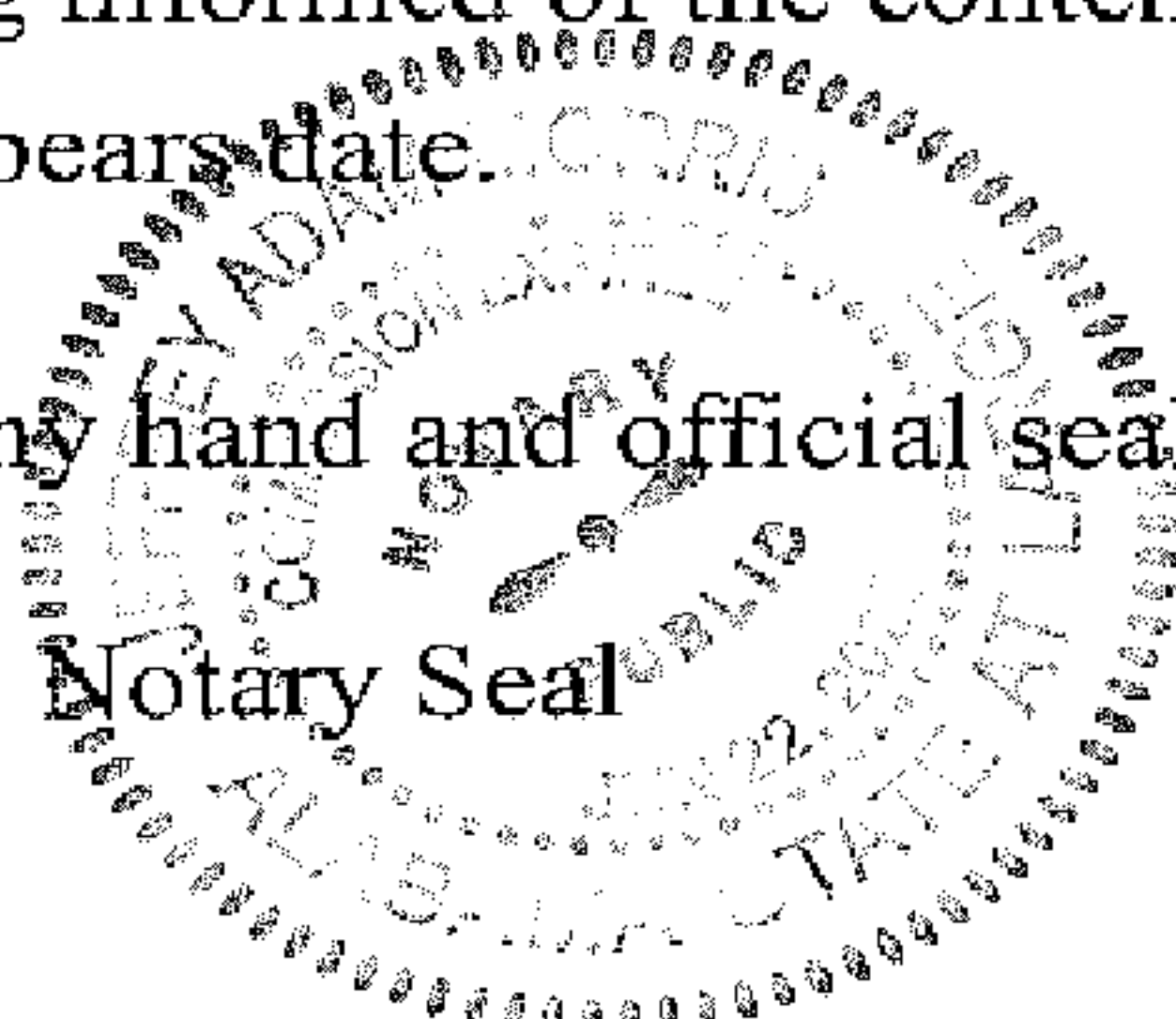
[Signature]
Notary Public
My commission expires: 12-22-2025

Pauline Wairimu Mwangi
Pauline Wairimu Mwangi
Joint Representative of the Estate of Winnie O'Neal

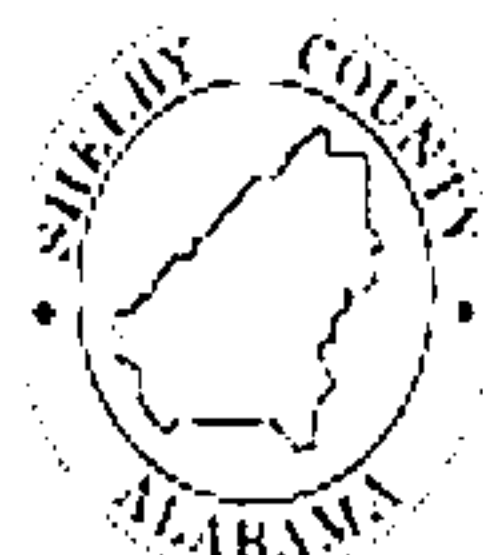
STATE OF AL
COUNTY OF Jefferson

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

Given under my hand and official seal this the 17th day of December, 2021.



[Signature]
Notary Public
My commission expires: 12-22-2025



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/04/2022 10:39:26 AM
 \$110.00 JOANN
 20220104000001440

Alvin 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 The Estate of Winnie O'Neal
 Mailing Address 132 Summer Hill Dri
Alabaster AL 35007

Grantee's Name Torrie Coghlin & Sarah Coghlin
 Mailing Address 129 Oaklyn Hills Dr
Chelsea AL 35043

Property Address 129 Oaklyn Hills Dr
Chelsea AL 35043

Date of Sale 12/7/2021
 Total Purchase Price \$ 390,000.00

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 12/7/21

Print Jill Isenhower

Unattested _____

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1