

20220307000095600  
03/07/2022 02:14:02 PM  
DEEDS 1/3

Commitment Number: EAL820223

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**

**23 7 26 0 008 027.000**

\* tax exempt to clear/perfect title

*EAL 820223*

**QUITCLAIM DEED**

**JAMES H. COKER and JACQUELYN COKER, TRUSTEES OF THE JAMES H. COKER AND JACQUELYN COKER FAMILY TRUST, DATED AUGUST 04, 2004**, whose mailing address is **716 Barkley Circle, Alabaster, AL 35007**, hereinafter grantors, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **JAMES H. COKER AND JACQUELYN COKER, TRUSTEES OF THE JAMES H. COKER AND JACQUELYN COKER FAMILY TRUST, DATED AUGUST 04, 2014**, hereinafter grantee, whose tax mailing address is **716 Barkley Circle, Alabaster, AL 35007**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT: LOT 40, ACCORDING TO THE SURVEY OF SILVER CREEK SECTOR I, AS RECORDED IN MAP BOOK 26, PAGE 144, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**Property Address is: 716 Barkley Circle, Alabaster, AL 35007**

Prior instrument reference: \_\_\_\_\_

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on February 18<sup>th</sup>, 2022:

James H. Coker TRUSTEE  
JAMES H. COKER, TRUSTEE OF  
THE JAMES H. COKER AND  
JACQUELYN COKER FAMILY  
TRUST, DATED AUGUST 04, 2004

Jacquelyn Coker Trustee  
JACQUELYN COKER, TRUSTEE  
OF THE JAMES H. COKER AND  
JACQUELYN COKER FAMILY  
TRUST, DATED AUGUST 04,  
2004

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that JAMES H. COKER, TRUSTEE OF THE JAMES H. COKER AND JACQUELYN COKER FAMILY TRUST, DATED AUGUST 04, 2004 and JACQUELYN COKER, TRUSTEE OF THE JAMES H. COKER AND JACQUELYN COKER FAMILY TRUST, DATED AUGUST 04, 2004 whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date 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 an official seal this 18<sup>th</sup> day of Feb, 2022  
Sybrina Hatt  
Notary Public

**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 H. COKER and  
JACQUELYN COKER, TRUSTEES  
OF THE JAMES H. COKER AND  
JACQUELYN COKER FAMILY  
TRUST, DATED AUGUST 04, 2004**

Mailing Address 716 Barkley Circle, Alabaster, AL  
35007

Property Address 716 Barkley Circle, Alabaster, AL  
35007

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/07/2022 02:14:02 PM  
\$31.00 JOANN  
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Grantee's Name **JAMES H. COKER AND  
JACQUELYN COKER,  
TRUSTEES OF THE JAMES  
H. COKER AND JACQUELYN  
COKER FAMILY TRUST,  
DATED AUGUST 04, 2014**

Mailing Address 716 Barkley Circle, Alabaster,  
AL 35007

Date of Sale

Total Purchase Price 1.00

or

Actual Value \$

or

Assessor's Market Value \$183,000.00

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 to clear/perfect title

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 03-04-2022

Print ZACHEL WATSON

Unattested

Kraig Kircher

(verified by)

Vantage Point Title

Sign

Zachel Watson

(Grantor/Grantee/Owner/Agent) circle one