

20220711000272860
07/11/2022 11:49:56 AM
DEEDS 1/2

This Document Prepared By:
Gregory D. Harrelson, Esq.
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To
Caroline Homes & Investments, LLC
4385 Heritage View Rd
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
) **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF SHELBY)

That in consideration of TWO HUNDRED THIRTEEN THOUSAND and 00/100 Dollars (\$213,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Jon Coy, a married man, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto Caroline Homes & Investments, LLC., an Alabama limited liability company, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 55-A, according to the Survey of Southlake Townhomes, First Addition, as recorded in Map Book 13, Page 32, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes due and payable October 1, 2022 and all subsequent years thereafter;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Current Zoning and Use Restrictions

Subject property does not constitute the homestead of Grantor nor that of his spouse.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

And the Grantor does for himself and for his heirs, executors and administrators covenant with the said Grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will, and his heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 6th day of July, 2022.


Jon Coy

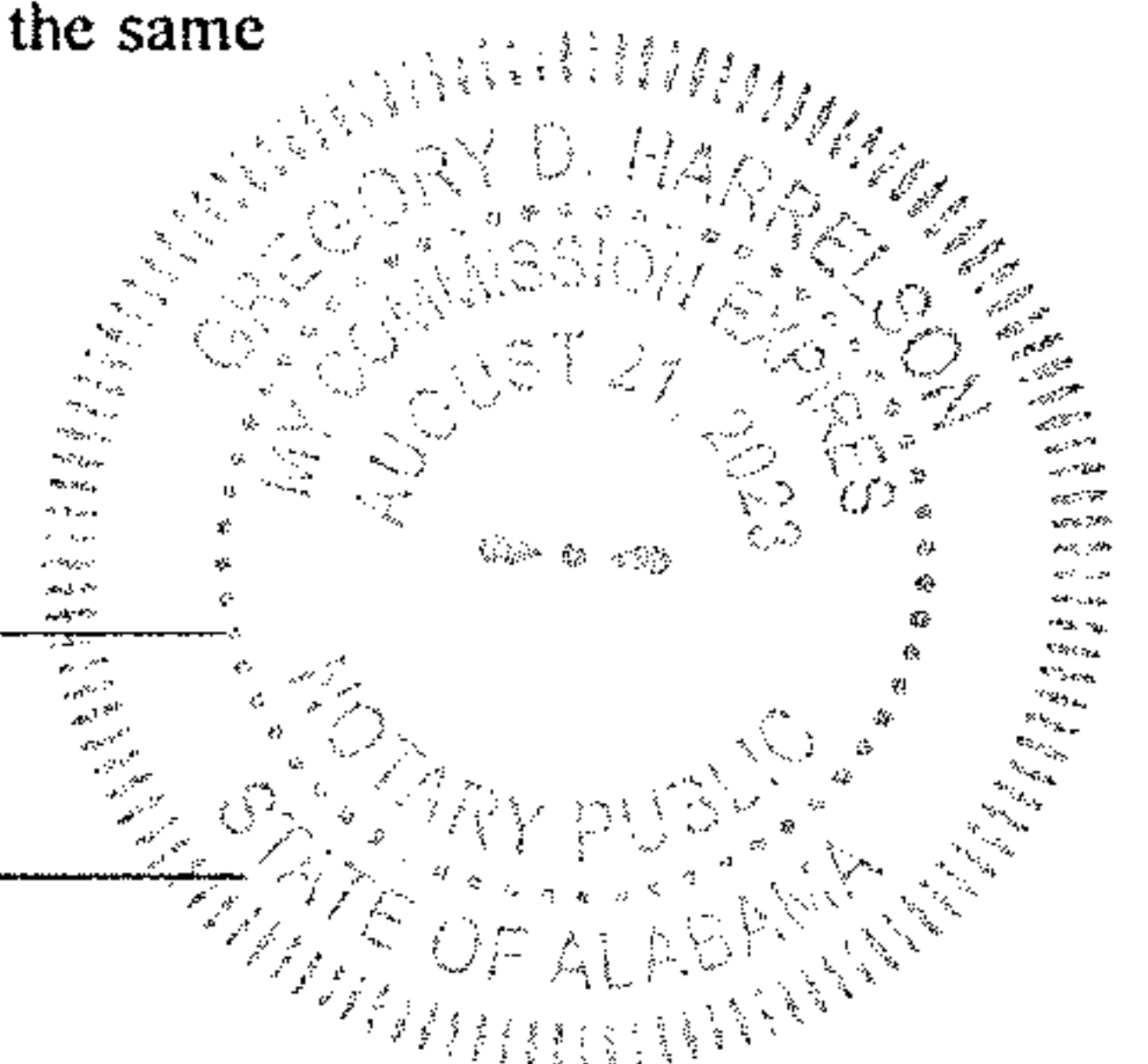
STATE OF ALABAMA)
)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jon Coy, 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, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 6th day of July, 2022.


NOTARY PUBLIC

My Commission Expires: 8/21/23



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Jon Coy
 Mailing Address 340 N River Dr
Shelby, AL 35143

Grantee's Name Caroline Homes & Investments
 Mailing Address 4385 Heritage View Rd
Birmingham, AL 35242

Property Address 4658 Lake Valley Dr
Hoover, AL 35244

Date of Sale 07/06/2022

Total Purchase Price \$ 213000

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/11/2022 11:49:56 AM
 \$238.00 JOANN
 20220711000272860



The purchase price or actual value of Caroline's Bay s 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 7-6-2022

Print Jon Coy

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1