

*Assessor Market Value: \$324,000.00
Conveying ½ Interest: \$162,000.00

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

20230111000009220
01/11/2023 10:45:11 AM
DEEDS 1/2

This instrument was prepared by:

Sandy F. Johnson

Attorney at Law

3156 Pelham Pkwy, Suite 2 (205) 624-2121

Pelham, AL 3512

Send Tax Notice to:

(Name) Gregory W. Coker

(Address) 229 Beaver Crest

Pelham, AL 35124

QUIT CLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Dollar and Other Good and Valuable Consideration (\$1.00)** to **Gregory W. Coker, a married man, whose mailing address is 240 Silverleaf Drive, Pelham, AL 35124**, the “Grantor” herein, in hand paid by **Gregory W. Coker and Willie J. Coker, whose mailing address is: 229 Beaver Crest, Pelham, AL 35124**, the “Grantee” herein, the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all his right, title, interest, and claim in or to the following described real estate, which has a mailing address of **229 Beaver Crest, Pelham, AL 35124**.

Lot 46, according to the Survey of Beaver Creek Preserve Third Sector, as recorded in Map Book 27, Page 91, in the Probate Office of Shelby County, Alabama.

- **Mineral and mining rights excepted.**
- **Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.**
- **Subject to ad valorem taxes for the current year.**
- **The property herein conveyed does not constitute the homestead of the grantor, nor that of his spouse, neither is it contiguous thereto.**

Situated in **Shelby County, Alabama**.

TO HAVE AND TO HOLD to the said **Gregory W. Coker and Willie J. Coker, as joint tenants, with right of survivorship**, and Grantee’s heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event of 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.

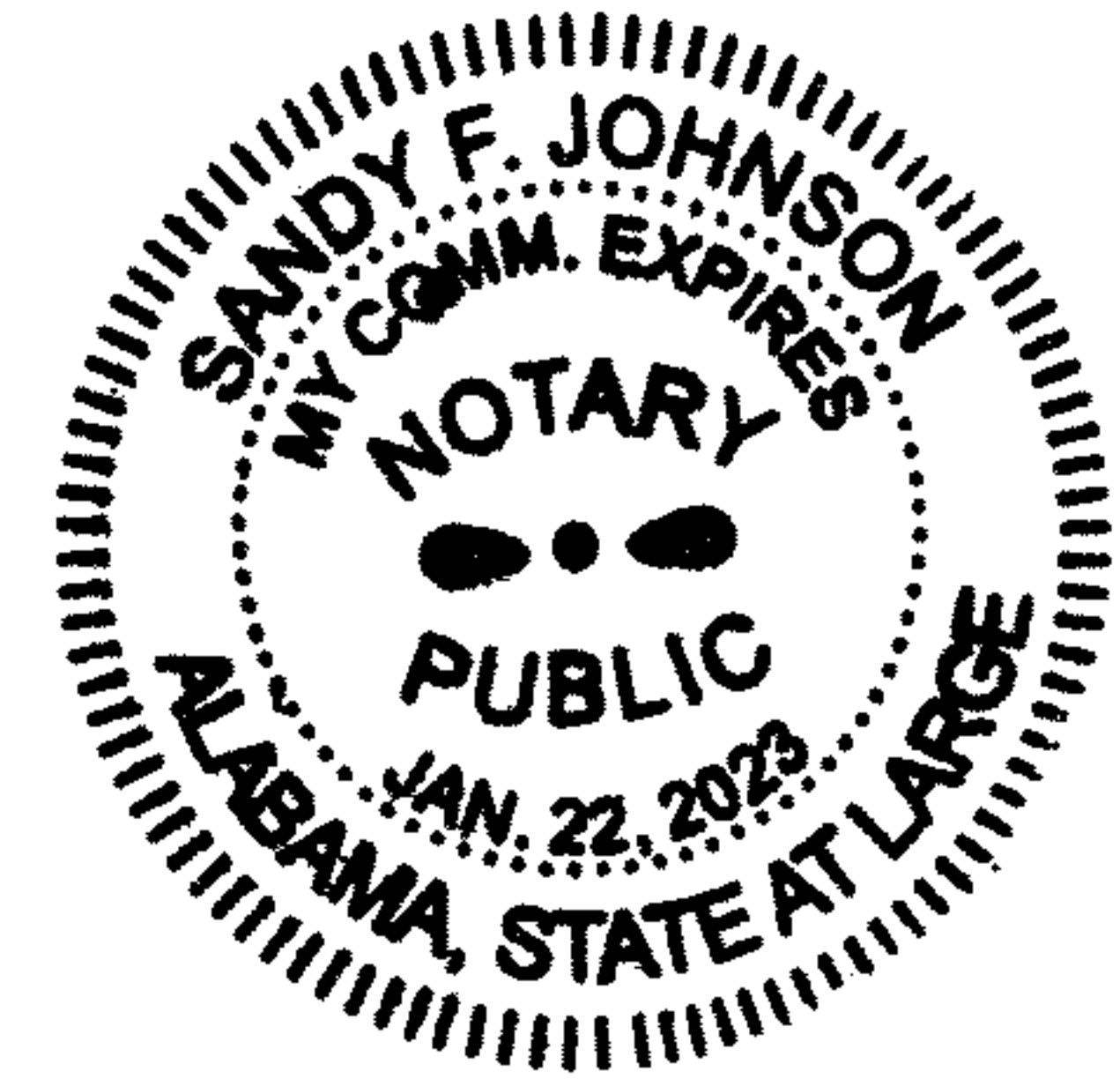
Given under my hand and seal this 6th day of January 2023.

Gregory W. Coker
Gregory W. Coker

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gregory W. Coker, who 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 that same bears date.

Given under my hand and official seal on the 6th day of January 2023.
[Signature]
Notary Public
Commission Expires: 1/22/23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/11/2023 10:45:11 AM
\$187.00 JOANN
20230111000009220

Allie S. Bayl