

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantees, the receipt in full and sufficiency whereof is acknowledged, I, PAULA MORRISON COKER, A SINGLE PERSON the undersigned Grantors, do grant, bargain, sell and convey our interest, to:

AMANDA COKER BECK and COURTNEY COKER KENDRICK, TRUSTEES OF THE COKER IRREVOCABLE TRUST, or their successors in interest, dated February 20, 2023, and any amendments thereto.

Grantees, in and to the following described real property, situated in SHELBY, Alabama, viz:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION WHICH IS HEREBY INCORPORATED BY REFERENCE AS SET OUT HEREIN.

PROPERTY REMAINS HOMESTEAD OF THE GRANTORS.

The conveyance is made subject to any and all restrictive covenants, rights of ways, easements and reservations appearing of record.

Source of Title: _____

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns in fee simple, forever.

And we do, for ourselves and our heirs, executors and administrators, covenant with the said Grantees, their successors and assigns, that we are lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that we have a 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 successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this
2-20-2023

 (SEAL)
PAULA MORRISON COKER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **PAULA MORRISON COKER**, a **single person** 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 2-20-2023


Notary Public

This Instrument was Prepared By:
HOLLIMAN & HOLLIMAN, LLC
John R Holliman
2491 Pelham Parkway
Pelham, AL 35124
(205) 663-0281

My Commission Expires 04/14/2026

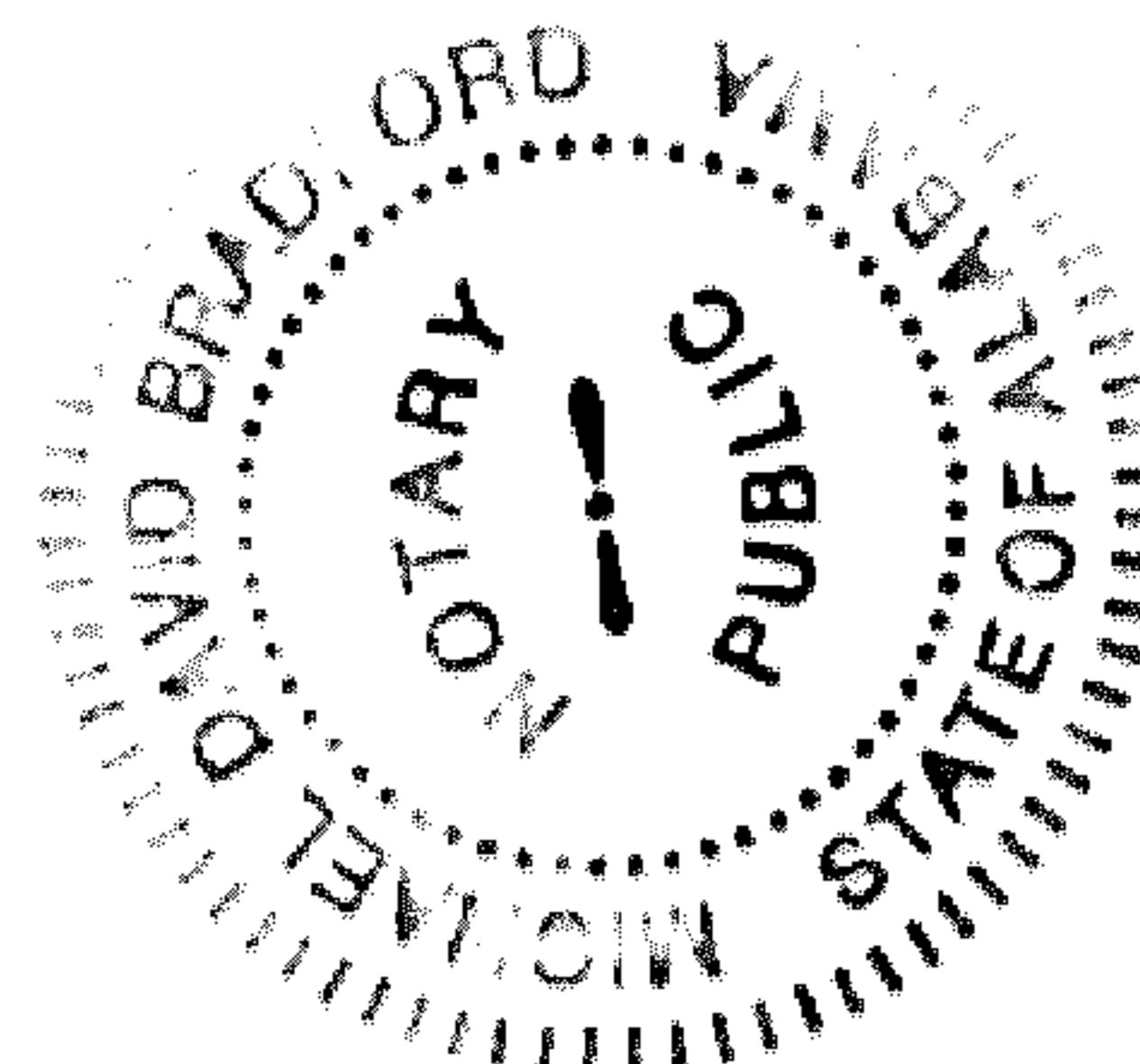


Exhibit A

Lot 129, according to the Map of Chandaler South, Second Sector, as recorded in Map Book 6, page 12, in the Probate office of Shelby County, Alabama

Subject to existing easements, restrictions. Encumbrances, right of way, Limitations if any, of record.

Subject to as valorem for the current tax year.

Source of Title: inst. # 1999-37232

Real Estate Sales Validation Form

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

Grantor's Name
Mailing AddressPaula Coker
2156 Chandrafern Dr.
Pelham, AL
35124Grantee's Name
Mailing AddressAmanda Beck & Courtney
Kendrick, Trustees of
Coker Irrevocable Trust
2156 Chandrafern Dr.
Pelham, AL 35124

Property Address

2156 Chandrafern Dr.
Pelham, AL
35124

Date of Sale

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$ 232,100

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

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 2-27-23

Print

Carol Winning

Unattested

Sign

Carol Winning

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/27/2023 02:45:37 PM
\$264.50 BRITTANI
20230227000053350

Form RT-1

Alli S. Bayl