

Parcel I.D. #:

Send Tax Notice To: Curtis Lee Cofer, Jr.  
550 Cedar Lake Drive  
Calera, AL 35040

## ADMINISTRATOR'S DEED

- Joint Tenancy With The Right of Survivorship -

STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY    )

Know all men by these presents, that in consideration of the terms of the court Order dated 21 February, 2023, (Shelby County Probate case # PR-2022-712) and other good and valuable consideration, the receipt of sufficiency of which are hereby acknowledged, that **Curtis Lee Cofer, Jr., as Administrator of the Estate of Betty Jean Cofer, a deceased person, having died testate on or about 22 June, 2022 with Death Certificate # 2022-29598, with a probate estate probated in the Probate Court of Shelby County, Alabama, as case number PR-2022-712,** hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Curtis Lee Cofer, Jr., and Shelly Cofer,** hereinafter known as the GRANTEE;

*Lots nos. 5 and 6 in Block "D" according to Farris Subdivision, First Addition, as shown by map recorded in Map Book 4, Page 20, in the Office of the Probate Judge of Shelby County, Alabama.*

Subject to any and all easements, rights of way and restrictions of record.

Said legal description herein was taken from that certain Instrument recorded in the Shelby County, AL, Judge of Probate's Office in Book 080, Page 534. This instrument was prepared without the benefit of a title search or survey.

TO HAVE AND TO HOLD to the said GRANTEE as joint tenants, with right of survivorship, their 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 one grantee herein survives the other, the entire interest in fee simple



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Shelby Cnty Judge of Probate, AL  
05/17/2023 09:39:33 AM FILED/CERT

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, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, 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 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 heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the  
08 Day of MARCH, 2023.

**Curtis Lee Cofer, Jr., as Administrator of the  
Estate of Betty Jean Cofer, a deceased person  
Shelby County, Alabama Probate Court  
Case No: PR-2022-712**

STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY    )

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Curtis Lee Cofer, Jr., as Administrator of the Estate of Betty Jean Cofer, a deceased person*, whose name is signed to the foregoing conveyance, and who is personally known to me, and having been duly informed of the contents of said deed, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.



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Shelby Cnty Judge of Probate, AL  
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Given under my hand and official seal of office on this the 08 Day of  
MAY, 2023.

NOTARY PUBLIC

My Commission Expires: 28 February, 2022

This Instrument Prepared By:

Clint C. Thomas, P.C.  
Attorney at Law  
P.O. Box 1422  
Calera, AL 35040



# Real Estate Sales Validation Form

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

Grantor's Name Estate of Betty Coker  
Mailing Address 550 CEDAR LAKE DR.  
CALEBA, AL 35040

Grantee's Name Curtis Lee Coker, Jr.  
Mailing Address Betty Coker  
550 CEDAR LAKE DR.  
CALEBA, AL 35040

Property Address 99 O'Neal Dr.  
CALEBA, AL 35040

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 129,070.-

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 Tax Records

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.

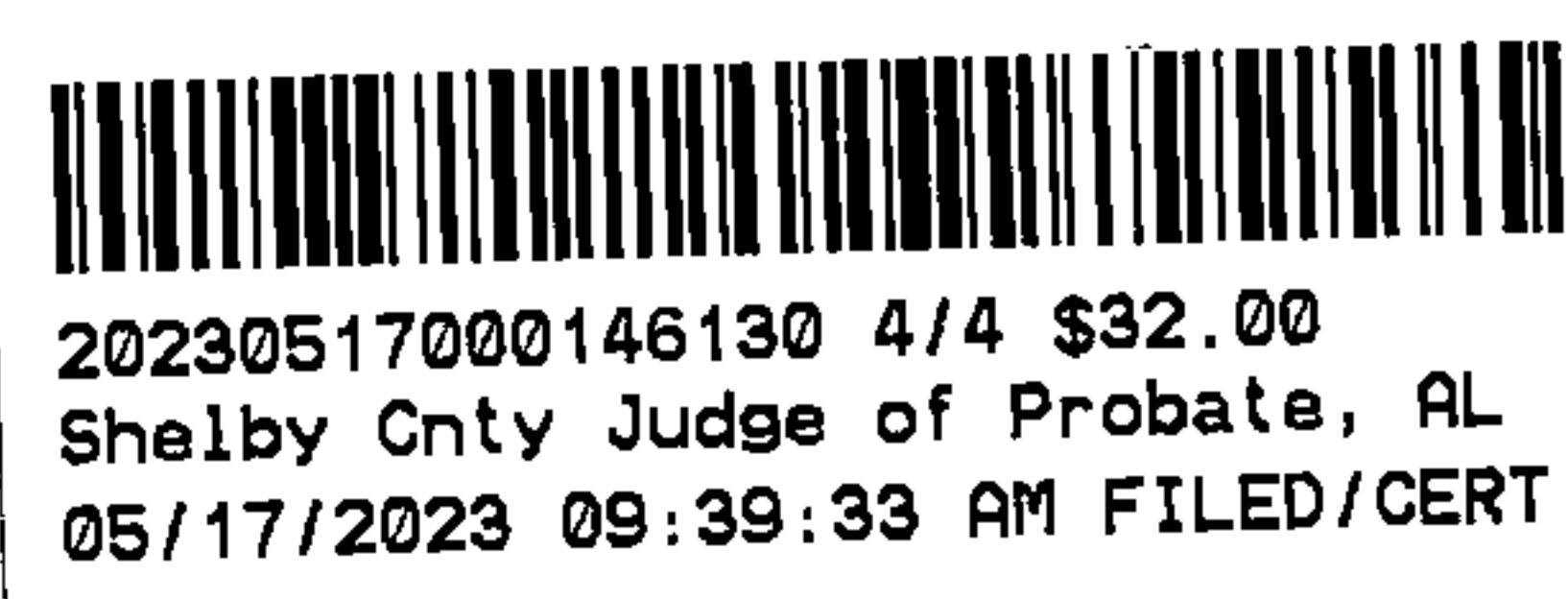
Property address - the physical address of the property being conveyed, if any.

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 3/8/23 Print Curtis Lee Coker Jr.  
Unattested Sign Curtis Lee Coker Jr.  
(verified by) (Grantor/Grantee/Owner/Agent) circle one