

Send Tax Notice to:
Scott A. Koplon and Adam J. Koplon
8125 Parkway Dr SE
Leeds, AL 35094

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: **BHM-23-8479**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THIRTY SIX THOUSAND AND 00/100 (\$36,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Melodie Chancy, a married person, Dana Watkins, a/an married person, Franklin Rex DeFoor, a married person, Marty DeFoor, a single man, and Thomas DeFoor, a single person, being the sole heirs and next of kin to Melrose S. Lauminick, deceased, (herein referred to as "Grantor," whether one or more),** whose mailing address is

13257 Amelia Dr. Lakeview, AL 35111

by **Scott A. Koplon and Adam J. Koplon (herein referred to as "Grantee," whether one or more),** whose mailing address is

8125 Parkway Dr SE Leeds, AL 35094

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **County Road 491, Vandiver, AL 35176**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

This property is not the homestead of the grantors nor that of their spouse(s) if any.

REFERENCE IS HEREBY MADE TO THE DISINTERESTED PARTY AFFIDAVITS HERETO ATTACHED AS EXHIBIT B and EXHIBIT BI, SAME OF WHICH IS FULLY INCORPORATED HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 18 day of May, 2023.

Melodie Chancey
Melodie Chancey

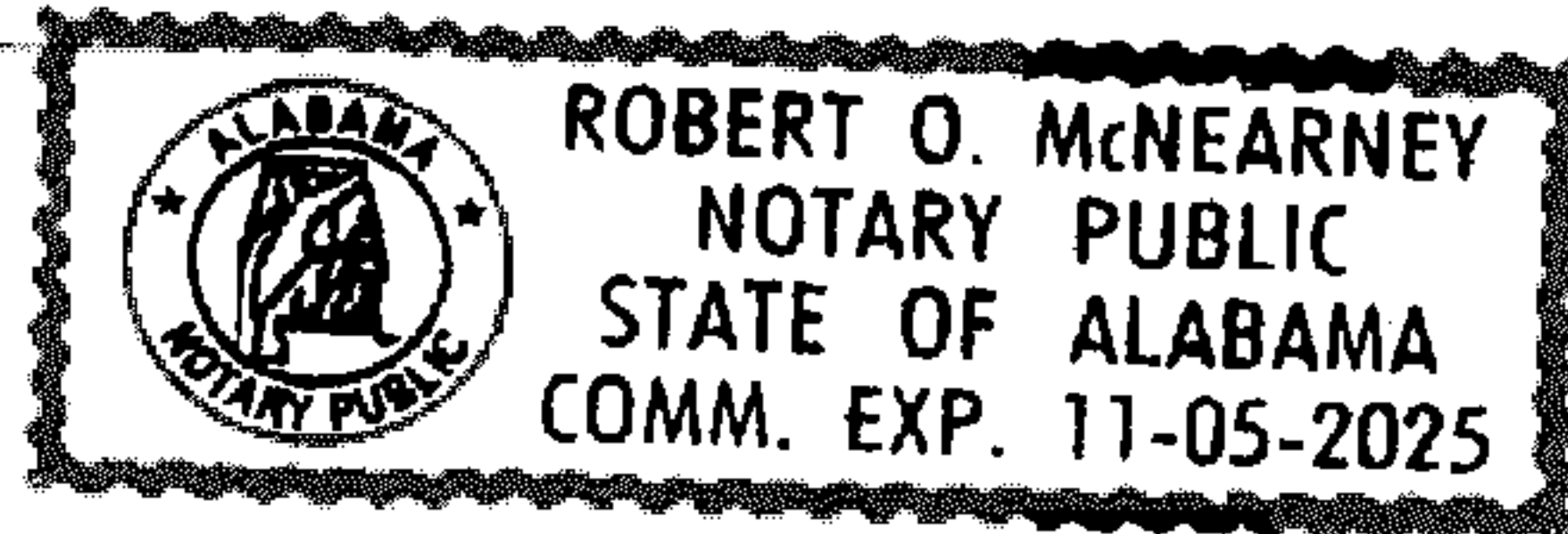
Dana Watkins
Dana Watkins

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Melodie Chancey and, Dana Watkins, whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of May, 2023.

Robert O. McNearney
Notary Public
My Commission Expires:



IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this ____ day of _____, 20__.

Franklin Rex DeFoor
Franklin Rex DeFoor

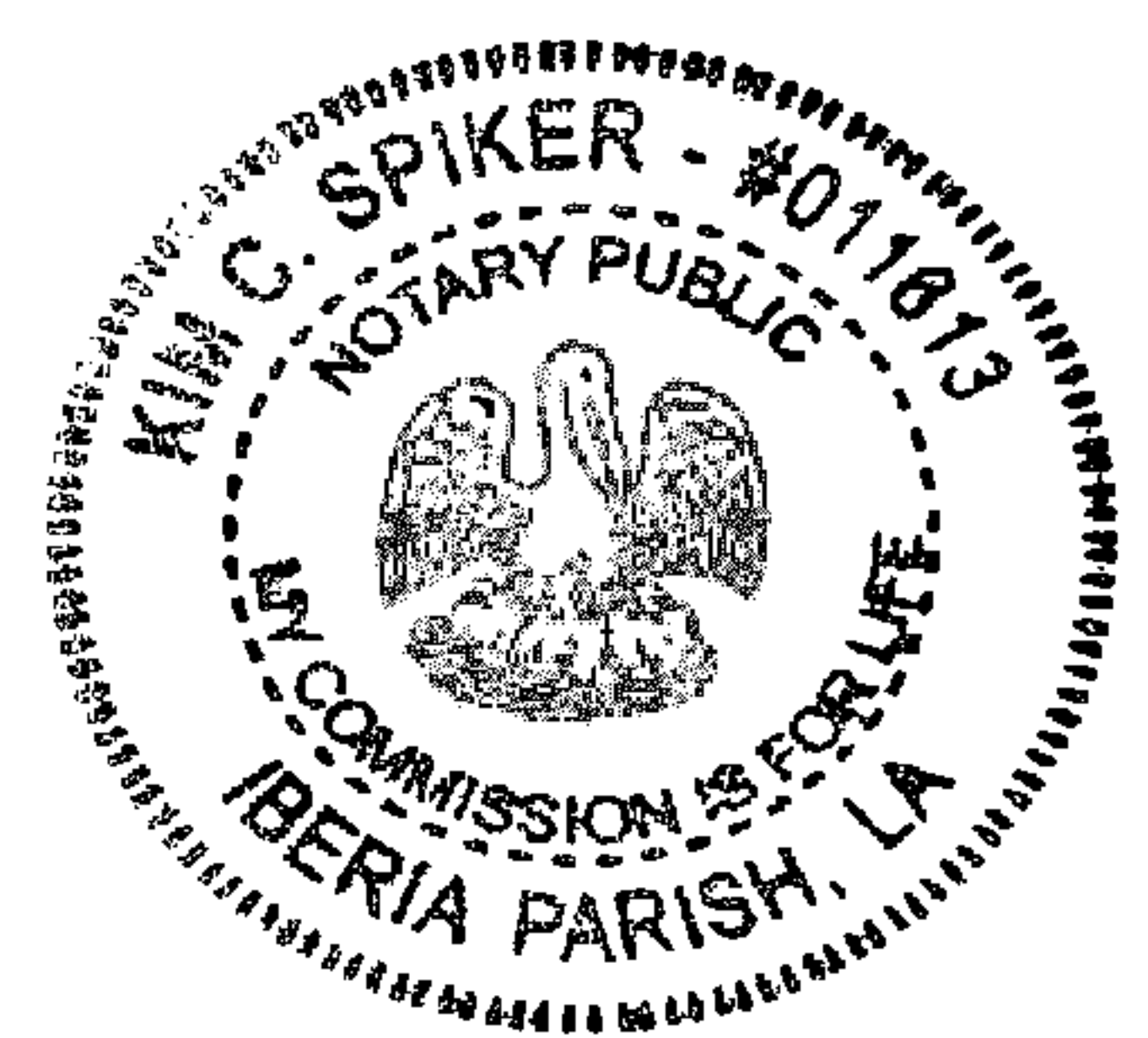
STATE OF *Louisiana*
COUNTY OF *Iberia*

I, the undersigned Notary Public in and for said County and State, hereby certify that Franklin Rex DeFoor whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

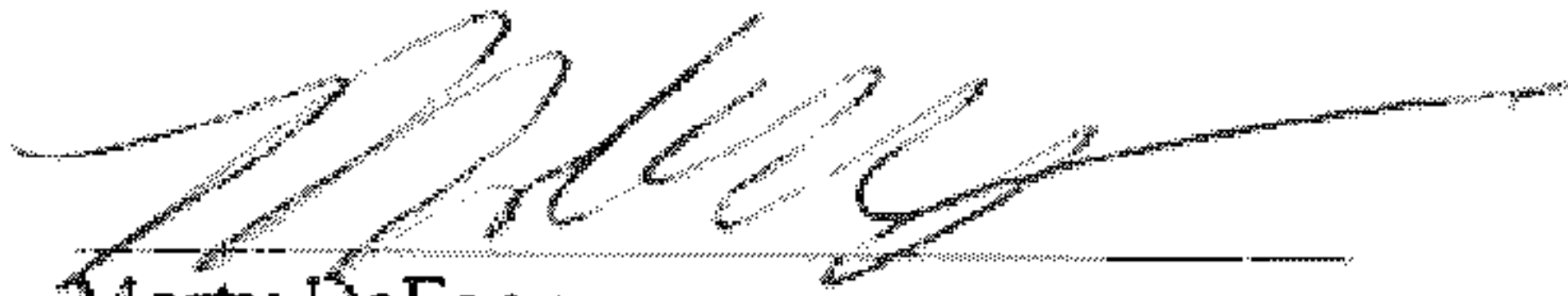
Given under my hand and official seal this *22nd* day of May, 2023.

Kim C. Spiker
Notary Public

My Commission Expires: *at death*



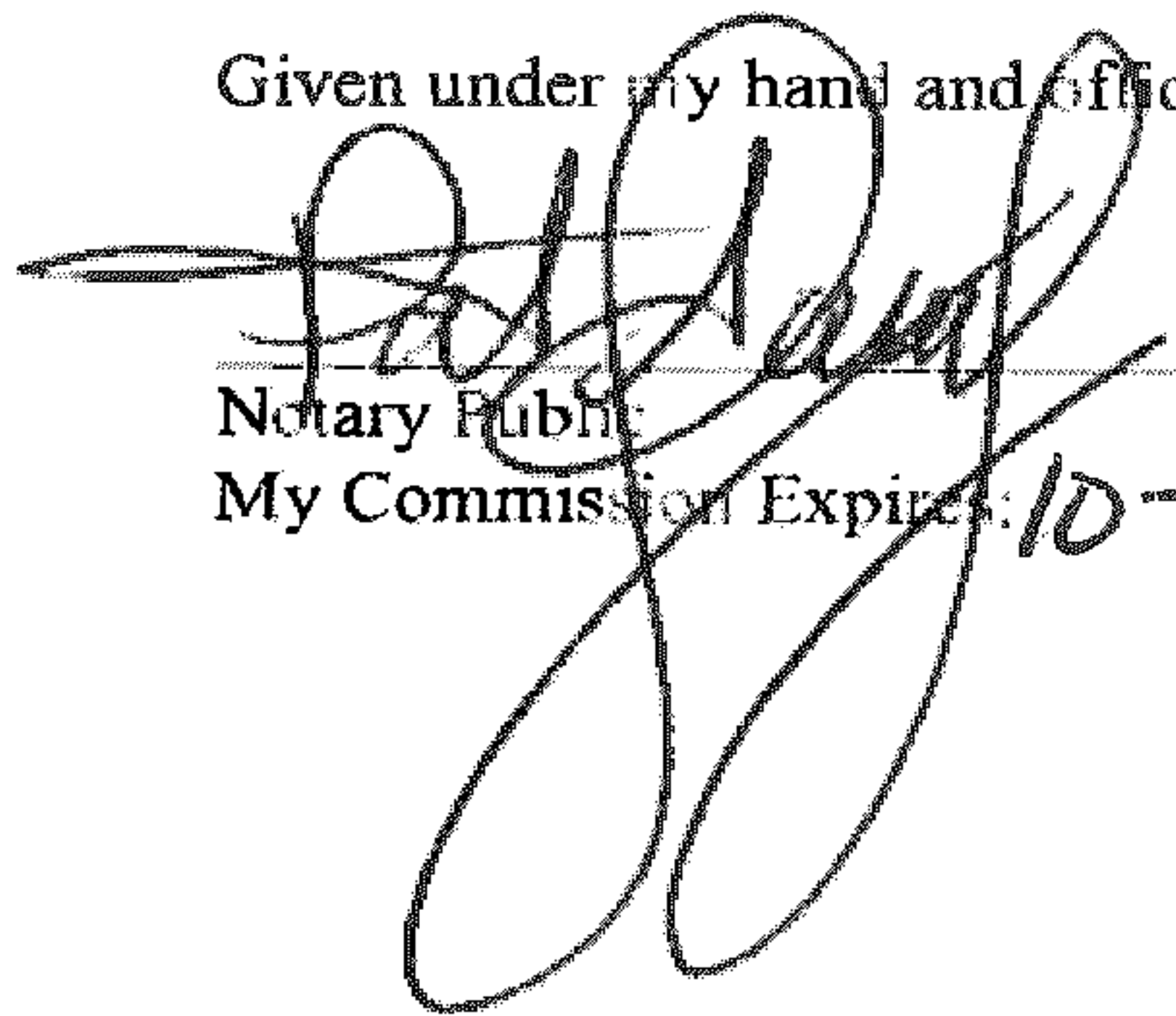
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 24 day of May, 2023.

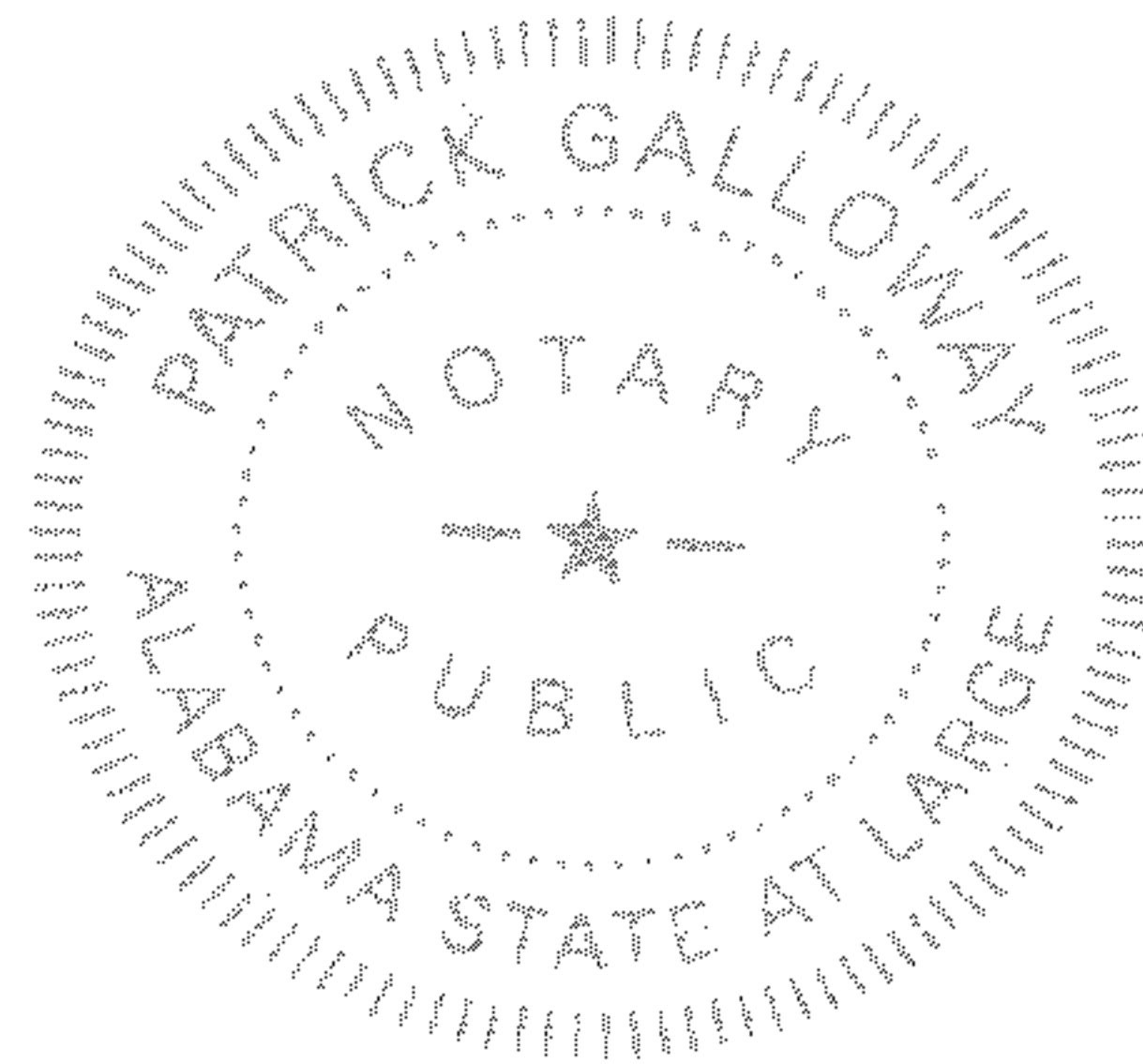

Marty DeFoor

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that, Marty DeFoor whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of May, 2023.


Notary Public
My Commission Expires: 10-4-25



IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 24th day of May, 2023.

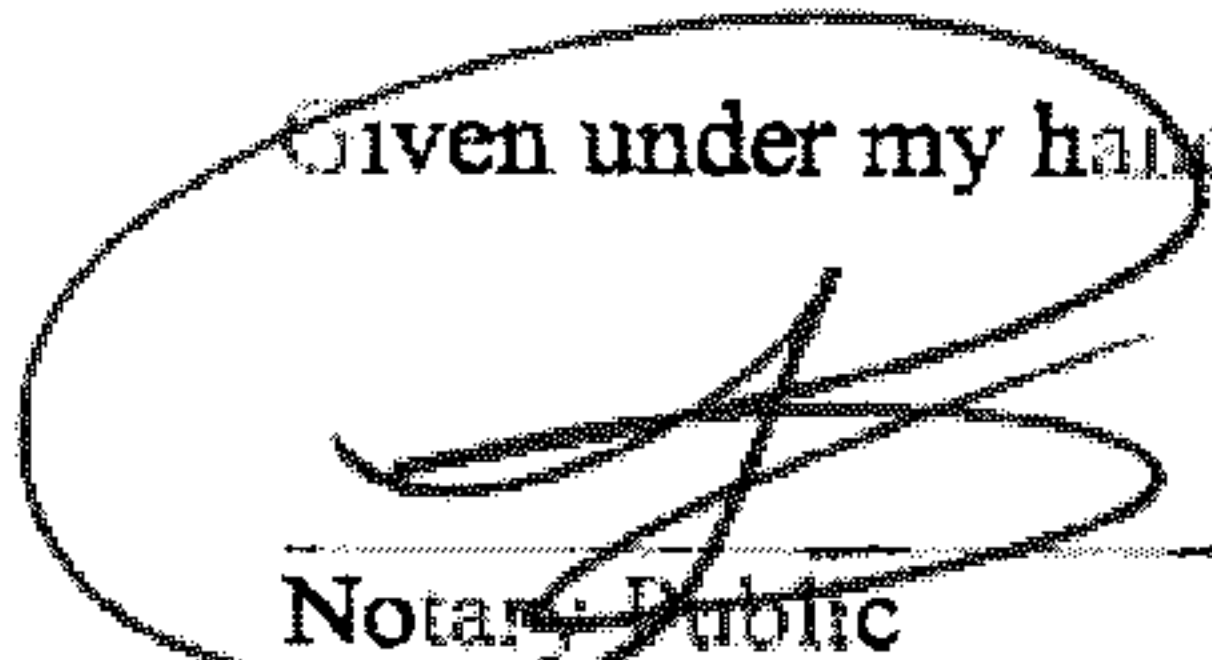


Thomas DeFoor

STATE OF Alabama
COUNTY OF Madison

I, the undersigned Notary Public in and for said County and State, hereby certify that Thomas DeFoor whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of May, 2023.



Notary Public
My Commission Expires:

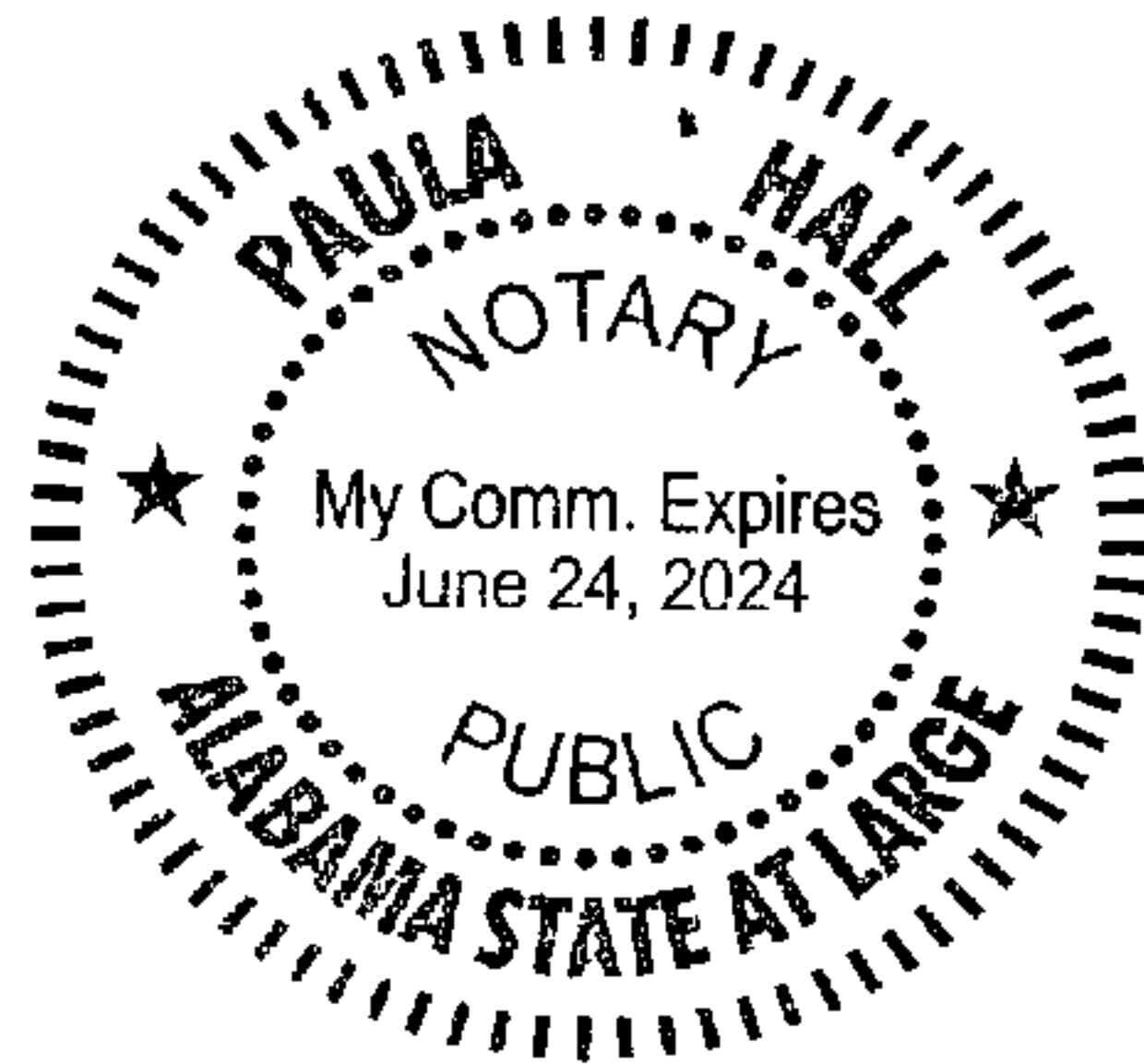


EXHIBIT A

Property 1:

Parcel 19.000 -

Beginning at the SW corner of SE 1/4 of SW 1/4, Section 10, Township 18, Range 1 East, running North 140 yards; thence East 70 yards; thence South 140 yards; thence West 70 yards to point of beginning. Situated in Shelby County, Alabama.

Parcel 22.000 -

Beginning at the SE corner of the SE1/4 of SW1/4 of Section 10, Township 18 South, Range 1 East, running West 140 yards; thence North 70 yards; thence East 140 yards; thence South 70 yards to point of beginning.

Exhibit B

Property Address: County Road 491, Vandiver, AL 35176,

HEIRSHIP AFFIDAVIT

STATE OF ALABAMA
COUNTY OF SHELBY

Before me, the undersigned authority, on this day personally appeared Boyd Chancey, (affiant), personally known to me, who after being duly sworn on oath, stated, with personal knowledge, and under penalty of perjury, the following true statement(s):

I, Boyd Chancey, am familiar with the family history of Melrose L. Lauminick, deceased, who was the owner of the following described property, which has an address of County Road 491, Vandiver, AL 35176, , and is more particularly described in Exhibit A attached hereto.

My knowledge of the deceased comes through my relationship as MY BROTHERS MOTHER IN LAW with the deceased, and I personally knew the deceased for 20 plus years.

Melrose L. Lauminick died on or about the 25th day of February, 2010, and the place of residence and homestead at the time of death was as follows:

405 OWEN AVENUE BESSEMER ALABAMA 35020

Furthermore, the decedent left surviving the following persons, as heirs or otherwise interested parties to the estate:

Widow/Widower: Ronald Clifton Lauminick

Children: Melodie D. Chancey, Franklin Rex DeFoor, Marty Earl DeFoor, Thomas Wesley DeFoor and Dana Watkins

Adopted children: N/A

Descendants of predeceased children/adopted children: _____

Other: _____

Decedent left no other children, adopted children, or descendants of deceased children/adopted children.

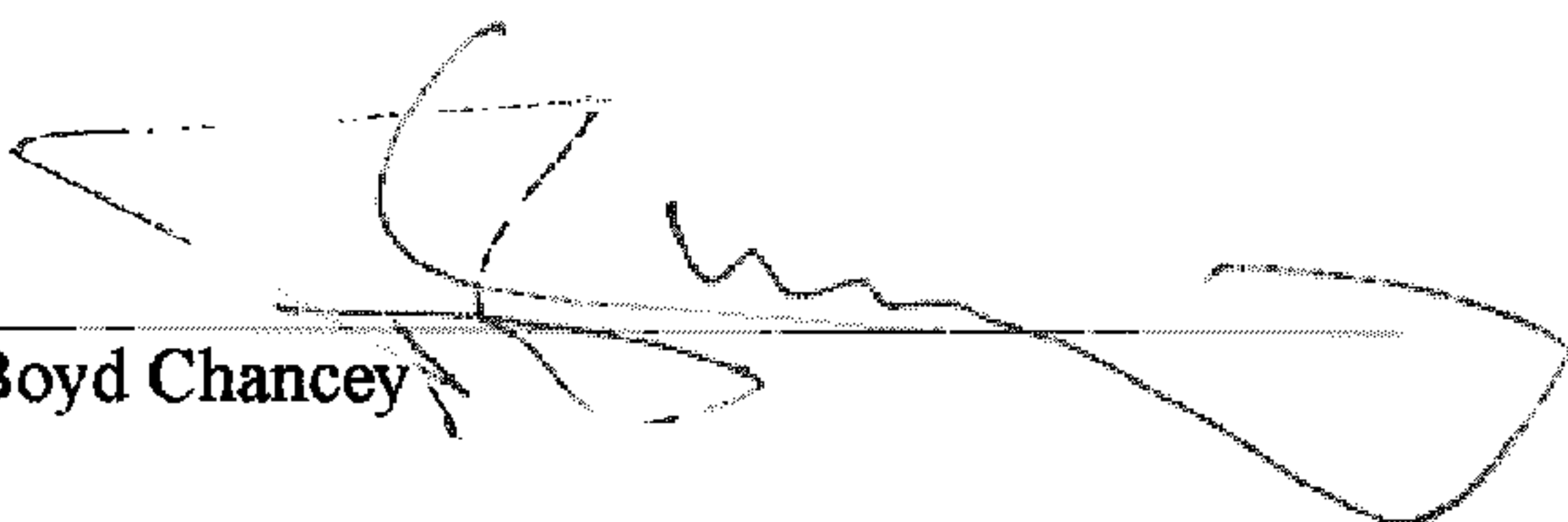
All above referenced parties are over the age of nineteen (19) and competent except the following parties:

N/A

Decedent did not leave a will and all debts against the estate have been paid.

Affiant acknowledges that this document is to be used to determine ownership of real property and may be used in a court of law to determine ownership, as well as may be recorded in the County Probate Records.

Executed this 5th day of May, 2023.


Boyd Chancey

State of Alabama
County of Jefferson

Sworn to and subscribed before me on the 5th day of May, 2023, by **Boyd Chancey**.

(Seal)


Notary Public

THIS INSTRUMENT WAS PREPARED BY:
Robert McNearney
2870 Old Rocky Ridge Road, Suite 160
Birmingham, AL 35243

EXHIBIT A

Property 1:

Parcel 19.000 -

Beginning at the SW corner of SE 1/4 of SW 1/4, Section 10, Township 18, Range 1 East, running North 140 yards; thence East 70 yards; thence South 140 yards; thence West 70 yards to point of beginning. Situated in Shelby County, Alabama.

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Beginning at the SE corner of the SE1/4 of SW1/4 of Section 10, Township 18 South, Range 1 East, running West 140 yards; thence North 70 yards; thence East 140 yards; thence South 70 yards to point of beginning

Exhibit B1

Property Address: County Road 491, Vandiver, AL 35176,

HEIRSHIP AFFIDAVIT

**STATE OF ALABAMA
COUNTY OF SHELBY**

Before me, the undersigned authority, on this day personally appeared Maurice Brasher, (affiant), personally known to me, who after being duly sworn on oath, stated, with personal knowledge, and under penalty of perjury, the following true statement(s):

I, Maurice Brasher, am familiar with the family history of Melrose L. Lauminick, deceased, who was the owner of the following described property, which has an address of County Road 491, Vandiver, AL 35176, , and is more particularly described in **Exhibit A** attached hereto.

My knowledge of the deceased comes through my relationship as brother with the deceased, and I personally knew the deceased for 74 years.

Melrose L. Lauminick died on or about the 25th day of February, 2010, and the place of residence and homestead at the time of death was as follows:

Furthermore, the decedent left surviving the following persons, as heirs or otherwise interested parties to the estate:

Widow/Widower: Ronald Clifton Lauminick

Children: Melodie D. Chancey, Franklin Rex DeFoor, Marty Earl DeFoor, Thomas Wesley DeFoor and Dana Watkins

Adopted children: _____

Descendants of predeceased children/adopted children: _____

Other: _____

Decedent left no other children, adopted children, or descendants of deceased children/adopted children.

All above referenced parties are over the age of nineteen (19) and competent except the following parties:

Decedent did not leave a will and all debts against the estate have been paid.

Affiant acknowledges that this document is to be used to determine ownership of real property and may be used in a court of law to determine ownership, as well as may be recorded in the County Probate Records.

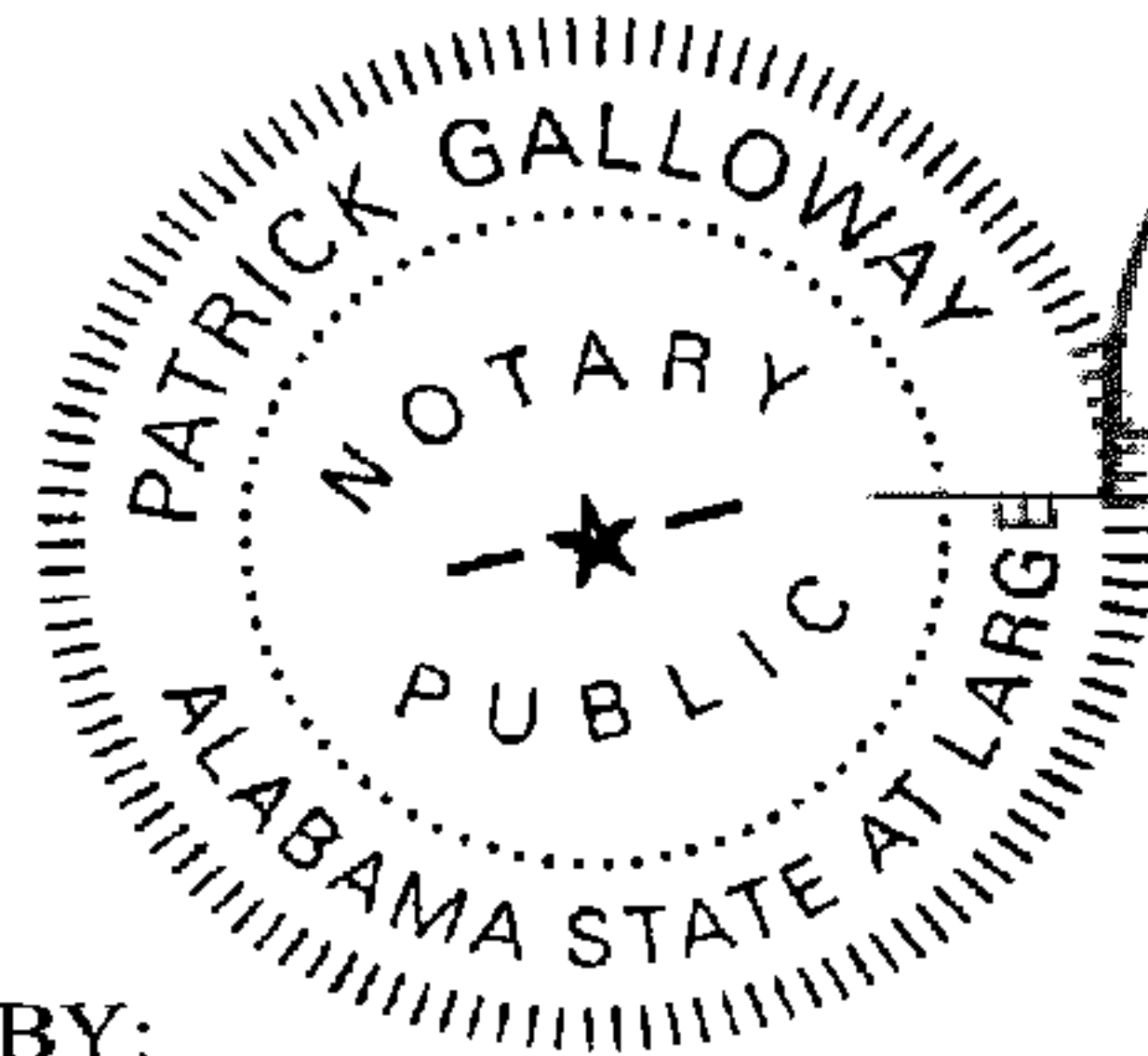
Executed this 9th day of May, 2023

Maurice Brasher
Maurice Brasher

State of Alabama
County of Jefferson

Sworn to and subscribed before me on the 9th day of May, 2023, by **Maurice Brasher**

(Seal)



[Signature]
Notary Public 280-425

THIS INSTRUMENT WAS PREPARED BY:
Robert McNearney
2870 Old Rocky Ridge Road, Suite 160
Birmingham, AL 35243

EXHIBIT A

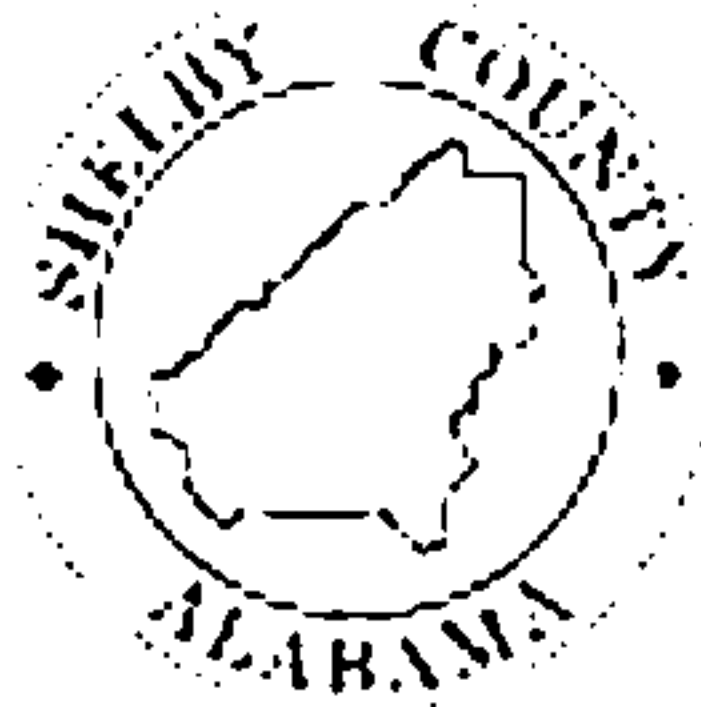
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Parcel 22.000 -

Beginning at the SE corner of the SE1/4 of SW1/4 of Section 10, Township 18 South, Range 1 East, running West 140 yards; thence North 70 yards; thence East 140 yards; thence South 70 yards to point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/01/2023 08:07:42 AM
\$95.00 PAYGE
20230601000163210

Allie S. Bevil