

This instrument prepared by:

Morrison Honea, LLC
101 North Main Street
Columbiana, AL 35051

Send Tax Notice to:

Mr. Arthur Coley
48494 Highway 25
Sterrett, AL 35147

GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY



20230613000177200 1/3 \$75.50
Shelby Cnty Judge of Probate, AL
06/13/2023 11:18:03 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of **ONE and NO/100 (\$1.00)** and other good and valuable considerations paid to the undersigned, the receipt whereof is acknowledged, I, **ARTHUR G. COLEY**, a married man (herein referred to as GRANTOR) with full authority, do grant, bargain, sell and convey unto **ARTHUR G. COLEY AND CHERYL D'ANN COLEY** (herein referred to as GRANTEEES), to own as JTWRROS, in FEE SIMPLE the following described real estate situated in Shelby County, Alabama to-wit:

Commencing at the SW corner of the NW 1/4 of SW 1/4, Section 29, Township 18 South, Range 2 East, Shelby County, Alabama; thence South 86 degrees 54 minutes 58 seconds East along the South line of said 1/4 - 1/4 line for 124.13 feet to the West side of a dirt road, said point being the point of beginning; thence North 38 degrees 12 minutes East along said road for 177.39 feet to a point on the North side of a creek; thence North 48 degrees 41 minutes East along said road for 139.22 feet to a point in the center line of the Old Central of Georgia Railroad; thence North 40 degrees 11 minutes 30 seconds East along said road for 81.24 feet to a wet weather branch; thence North 03 degrees 47 minutes 35 seconds East along the meanderings of said branch for 182.11 feet to a point; thence North 89 degrees 07 minutes 55 seconds East for 902.86 feet to a point on the east line of NW 1/4 of SW 1/4; thence South 0 degrees 51 minutes 16 seconds West along said East 1/4 - 1/4 line for 552.04 feet to the SE corner of NW 1/4 of SW 1/4; thence North 86 degrees 54 minutes 58 seconds West along South line of said 1/4 - 1/4 Section line for 1174.96 feet, back to the point of beginning. Being in and a part of the NW 1/4 of SW 1/4, Section 29, Township 18 South, Range 2 East, Shelby County, Alabama.

Subject to:

- a. General tax assessments, current and subsequent
- b. Municipal fees and assessments, if any
- c. Mineral rights are NOT owned by Grantor
- d. Easements, encroachments, and rights-of-ways shown or recorded in amendments thereto; to include C&W Railway as recorded in Deed Book 8, Page 552.
- e. Rights of other parties easement agreement in Instrument number 20061026000528780

Property address: 48494 Highway 25, Sterrett, Alabama 35147

Parcel Number: 05 9 29 0 000 002.001

THIS DEED PREPARED WITHOUT EXAMINATION OF THE TITLE OR SURVEY and its intent is to convey all property acquired in the source deed, Instrument #20220128000040390, whether or not correctly described above.



20230613000177200 2/3 \$75.50
Shelby Cnty Judge of Probate, AL
06/13/2023 11:18:03 AM FILED/CERT

TO HAVE AND TO HOLD unto the said Grantees, his/her/their heirs and I, ARTHUR G. COLEY do for myself and for my 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 known 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 heirs and assigns forever, against the lawful claims of all persons.

IN WITENSS WHEREOF, the Grantor has hereunto set their hand and seal on JUNE
13th, 2023.



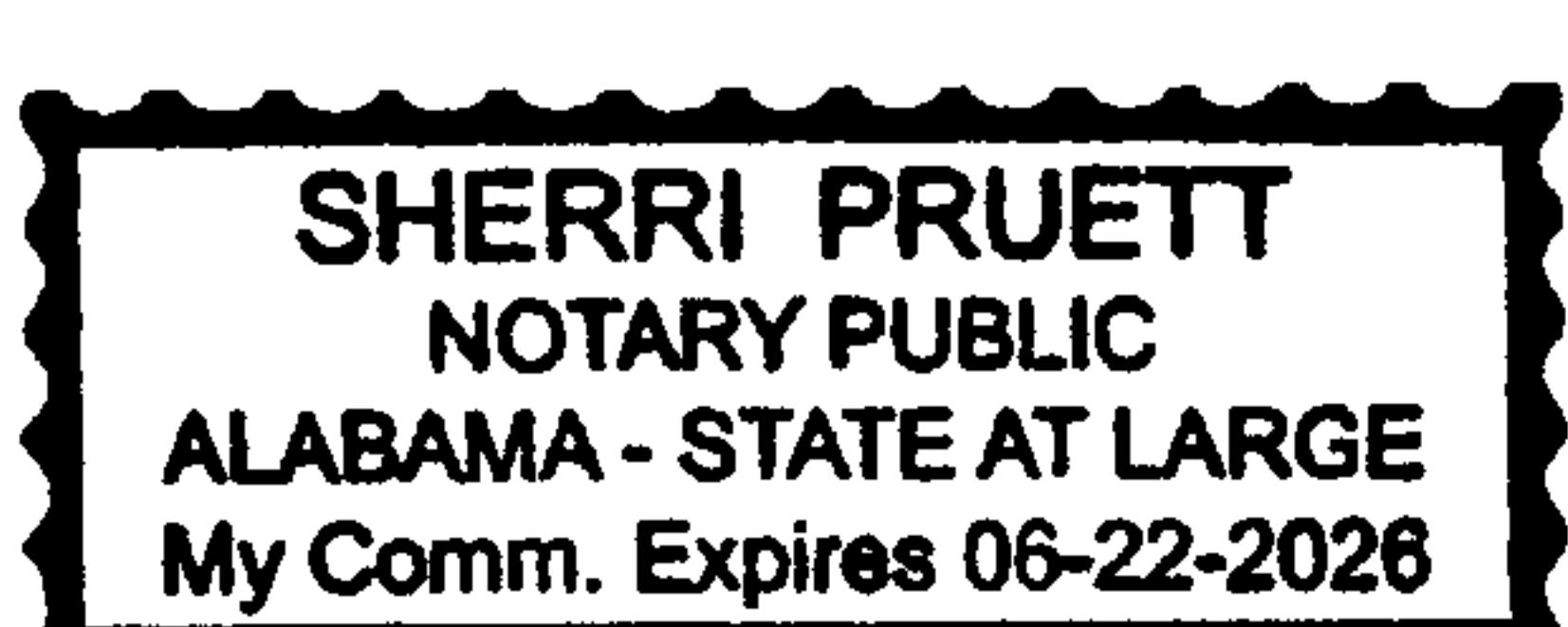
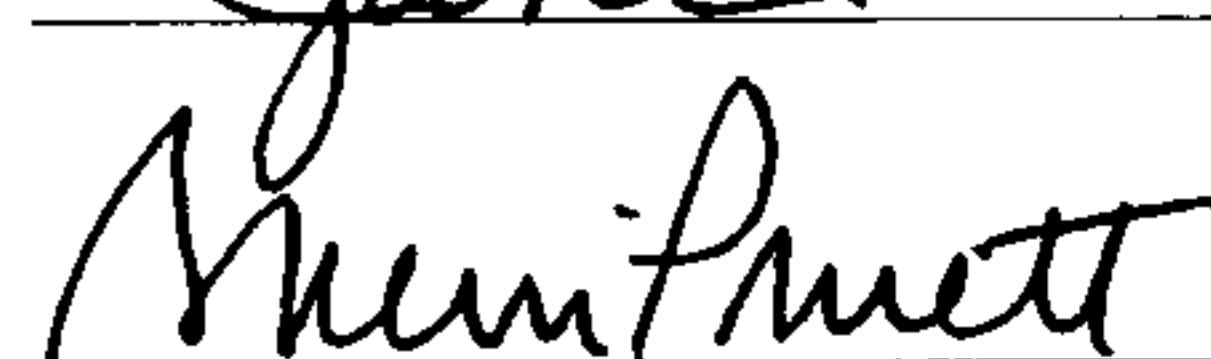
ARTHUR G. COLEY

State of Alabama

County of SHELBY

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that ARTHUR G. COLEY, 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 13th day of June, 2023.



Notary Public

Commission expires: 6/22/26

Real Estate Sales Validation Form

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

Grantor's Name Arthur G. Coley
Mailing Address 48494 Highway 25
Sterrett, Alabama 35147

Grantee's Name Arthur and Cheryl Coley
Mailing Address 48494 Highway 25
Sterrett, Alabama 35147

Property Address 48494 Highway 25
Sterrett, Alabama 35147

Date of Sale 6/12/2023
Total Purchase Price \$ 
or
Actual Value \$ 20230613000177200 3/3 \$75.50
or
Assessor's Market Value \$1/2=47,500
Shelby Cnty Judge of Probate, AL
06/13/2023 11:18:03 AM FILED/CERT

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 1/2 of Tax Assessor's Value

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 6/12/2023

Print W. Jeff Honea, Sr.

Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1