

20231201000348130
12/01/2023 02:04:43 PM
DEEDS 1/3

SEND TAX NOTICE TO:
Michael T. Coffey and Beth J. Coffey
3066 Old Stone Dr
Birmingham, Alabama 35242

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **Two Hundred Twenty Seven Thousand Five Hundred dollars & no cents (\$227,500.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Jerry J. Henderson and Kimberly G. Henderson, husband and wife

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Michael T. Coffey and Beth J. Coffey

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 27, IN BLOCK 1, ACCORDING TO THE SURVEY OF TOWN OF ADAM BROWN, PHASE 2, AS RECORDED IN MAP BOOK 8, PAGE 25, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$220,675.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2023 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 8, Page 25.

Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Town of Adam Brown, Phase 2, as recorded in Map Book 8, Page 25, in the Office of the Judge of Probate of Shelby County, Alabama.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
CBT File #2311009

Conditions, covenants and restrictions as recorded in Book 17, Page 865 and Book 20, Page 307.

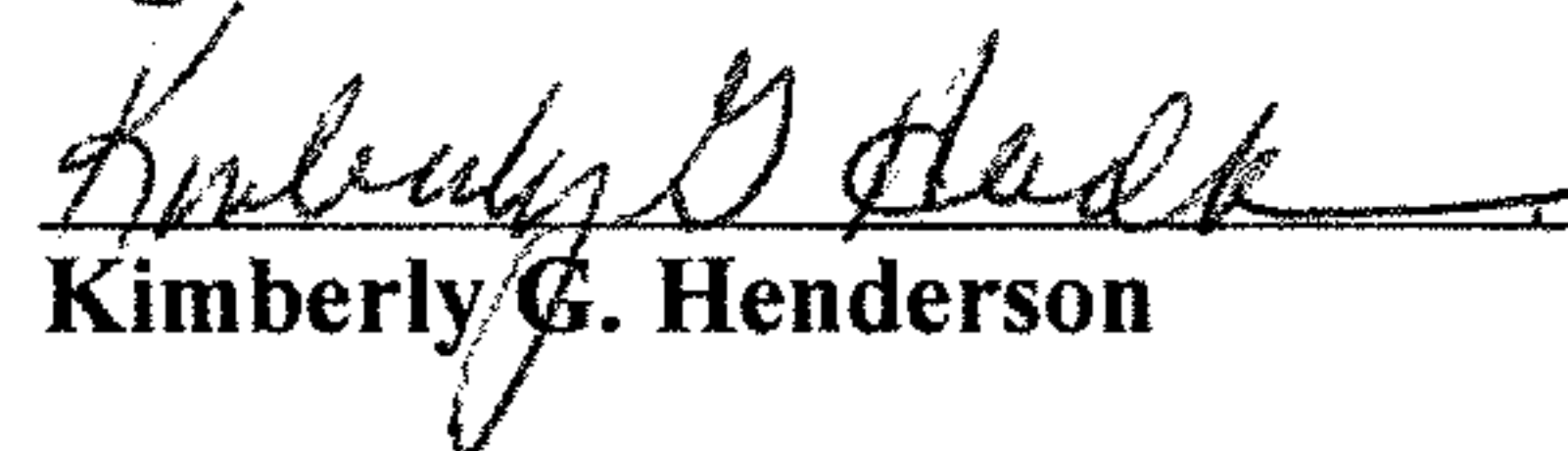
Easement granted to Alabama Power Company as recorded in Book 37, Page 482 and Book 329, Page 308.

TO HAVE AND TO HOLD Unto the said **GRANTEES** 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 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 WITNESS WHEREOF, **GRANTOR(S)** have hereunto set my (our) hand(s) and seal(s), **November 29, 2023**.

 (Seal)
Jerry J. Henderson

 (Seal)
Kimberly G. Henderson

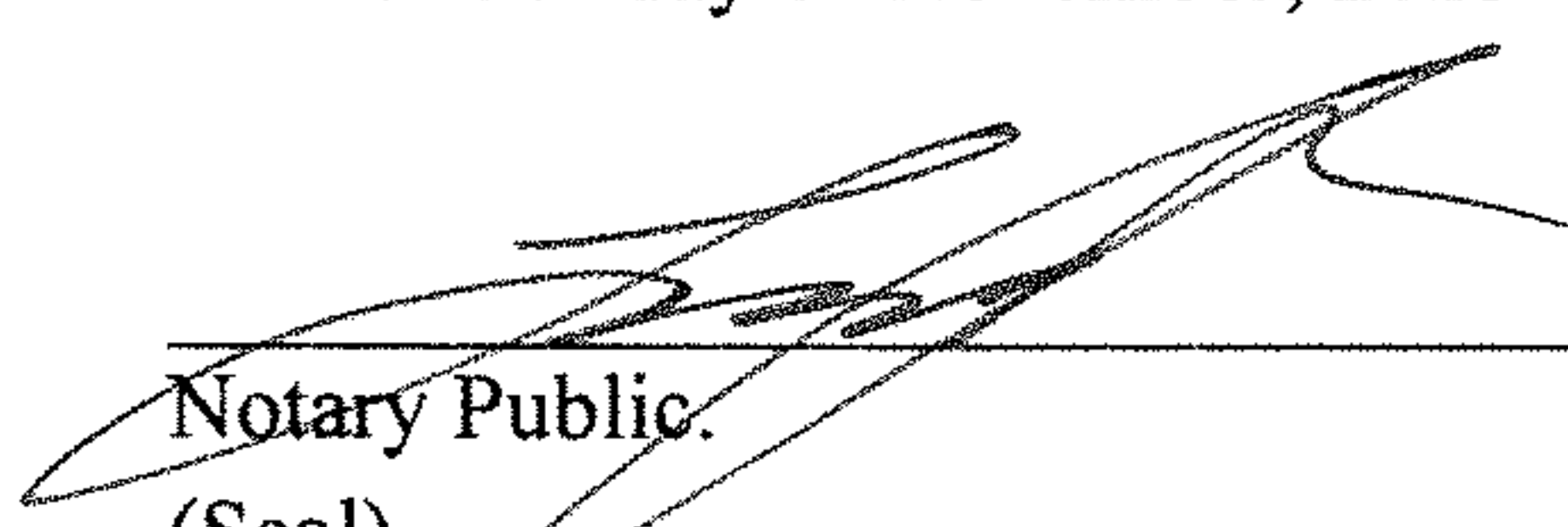
STATE OF ALABAMA

General Acknowledgement

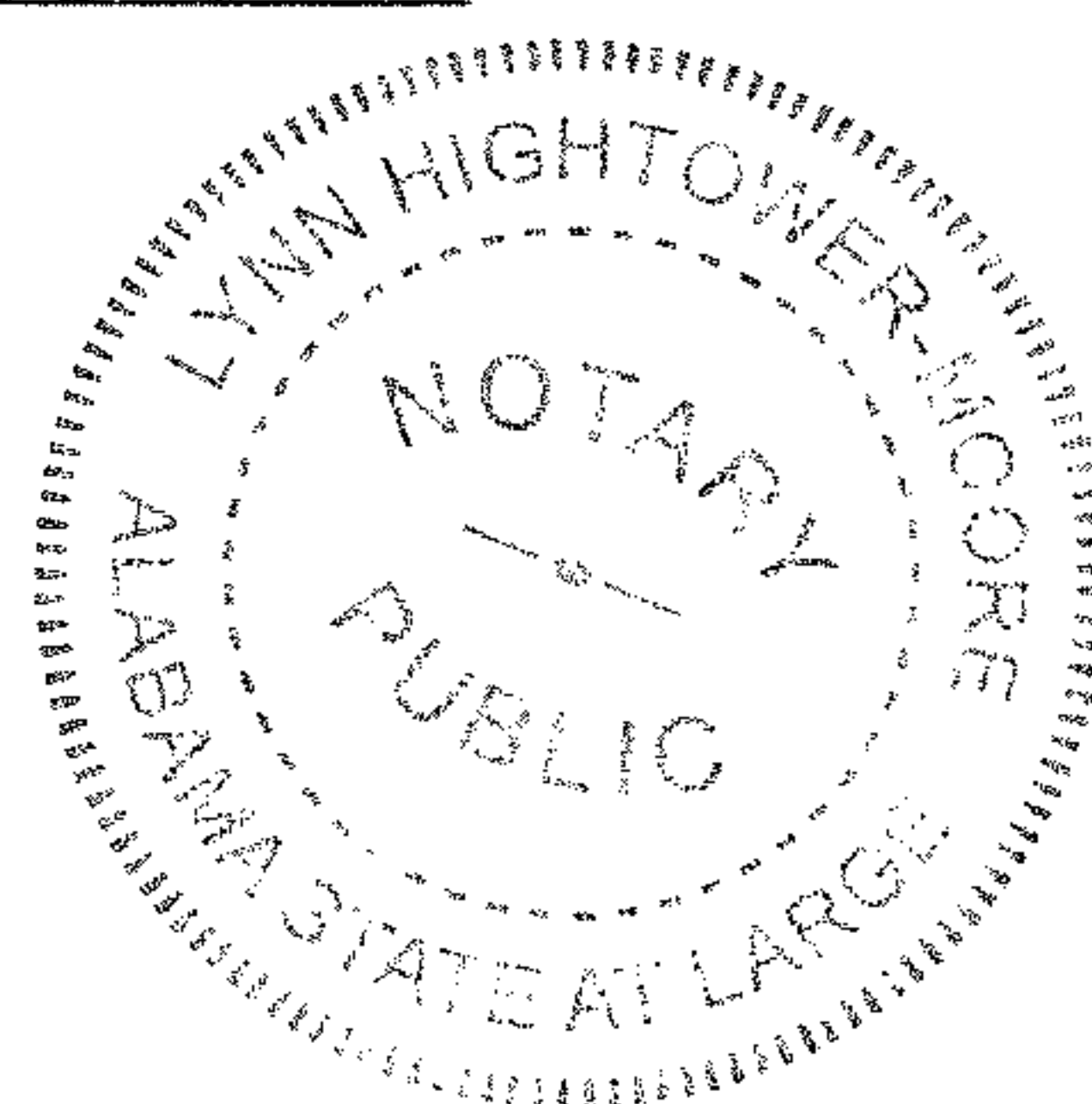
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jerry J. Henderson and Kimberly G. Henderson, husband and wife**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of November, 2023


Notary Public.
(Seal)

My Commission Expires: 12-22-25





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/01/2023 02:04:43 PM
 \$35.00 PAYGE
 20231201000348130

Allen S. Bayl

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Jerry J. Henderson and Kimberly G. Henderson

Grantee's Name Michael T. Coffey and Beth J. Coffey

Mailing Address 445 Hamilton Pl
 Chelsea, Alabama 35043

Property Address 3066 Old Stone Dr
 Birmingham, Alabama 35242

Mailing Address 3066 Old Stone Dr
 Birmingham, Alabama 35242

Date of Sale 11/29/2023

Total Purchase Price \$227,500.00

or

Actual Value _____

or

Assessor's Market Value _____

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's currency 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 responsibiliy of valuing proeprty 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 11-29-23

Print Michael T. Coffey

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one