

This Document Prepared By:

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Henderson, NV 89014
Phone: 702-736-6400

After Recording Send Tax Notice To:

Stephanie Ann Stanton, et al
39 Jetty Circle
Shelby, AL 35143

Assessor's Parcel Number: 33 1 11 0 001 017.000

WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

THAT in consideration of ONE HUNDRED SEVENTY-FOUR THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$174,500.00), to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Janice Coggins, an unmarried woman and surviving joint tenant of David Coggins, also known as David Winston Coggins, as per attached Certified Copy of Certificate of Death, (herein referred to as grantor, whether one or more), whose mailing address is 174 Sweet Gum Drive, Chelsea, AL 35043, grant, bargain, sell and convey unto Stephanie Ann Stanton and Jeffrey Allan Stanton, wife and husband, as joint tenants with right of survivorship, (herein referred to as grantee, whether one or more), whose mailing address is 39 Jetty Circle, Shelby, AL 35143, the following described real estate, situated in Shelby County, AL, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

COMMONLY known as: 39 Jetty Circle, Shelby, AL 35143

TO have and to hold to the said grantee, his, her or their heirs and assigns forever.

The land described herein (You must make a selection):

_____ is homestead property of the said Grantor

☒ is **NOT** homestead property of the said Grantor

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and easements now of record, if any.



PRO 74676387 WD101 01 0103

(Attached to and becoming a part of Warranty Deed dated April 9, 2025 between Janice Coggins, an unmarried woman and surviving joint tenant of David Coggins, also known as David Winston Coggins, as per attached Certified Copy of Certificate of Death, as Seller(s) and Stephanie Ann Stanton and Jeffrey Allan Stanton, wife and husband, as joint tenants with right of survivorship, as Purchaser(s).)

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 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, Janice Coggins have hereunto set my (our) hand(s) and seal(s), this 9 day of April, 2025.

Janice Coggins
Janice Coggins

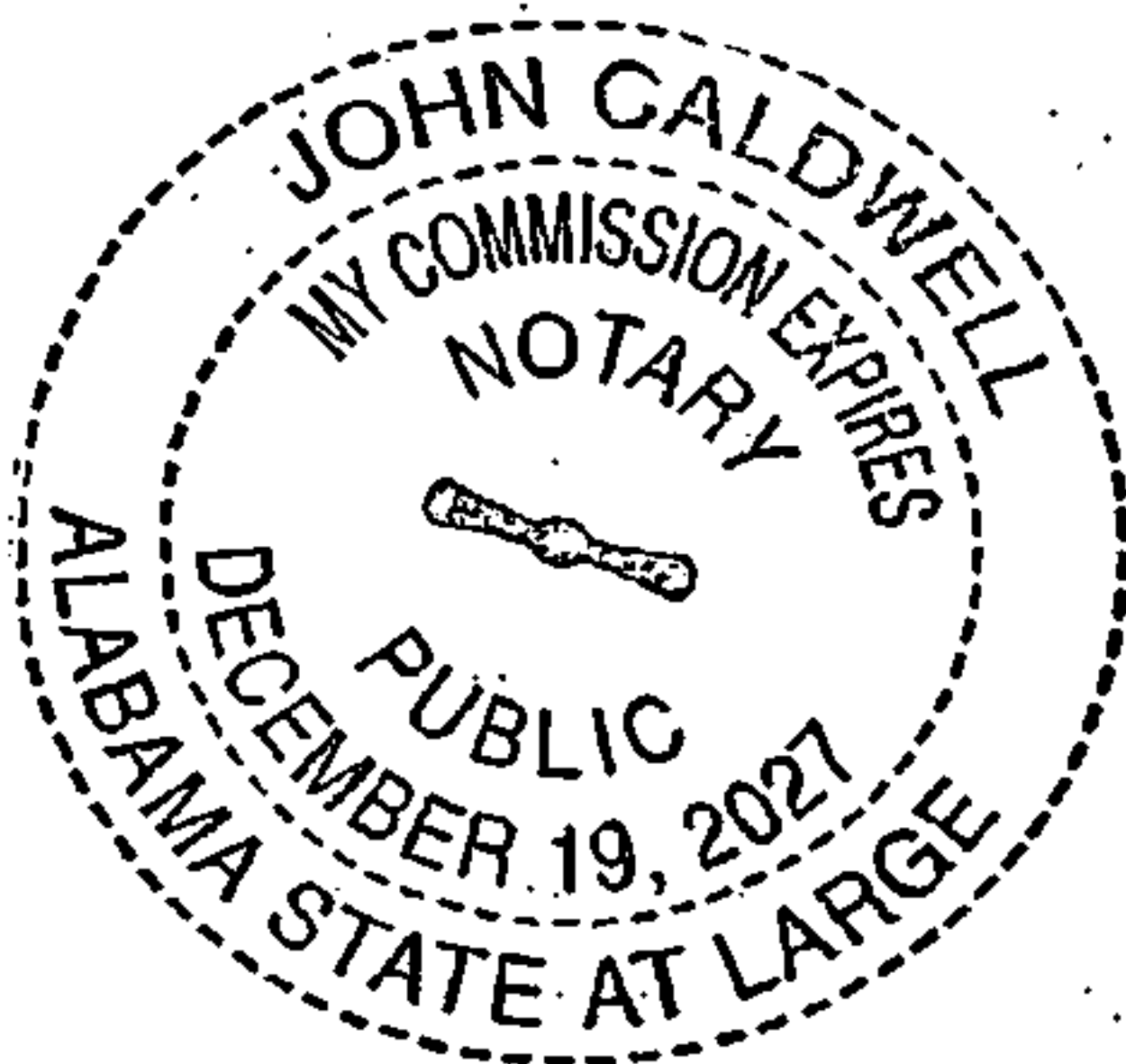
General Acknowledgement

STATE OF Alabama,
COUNTY OF Shelby, ss

I, John Caldwell a Notary Public in and for said County, in said State, hereby certify that Janice Coggins, 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 above and foregoing conveyance, he/she/they executed the same voluntarily on the day the same bears date.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this 9 day of April, 2025



John Caldwell
NOTARY PUBLIC
My Commission Expires: JOHN CALDWELL
My Commission Expires: 12/19/2027

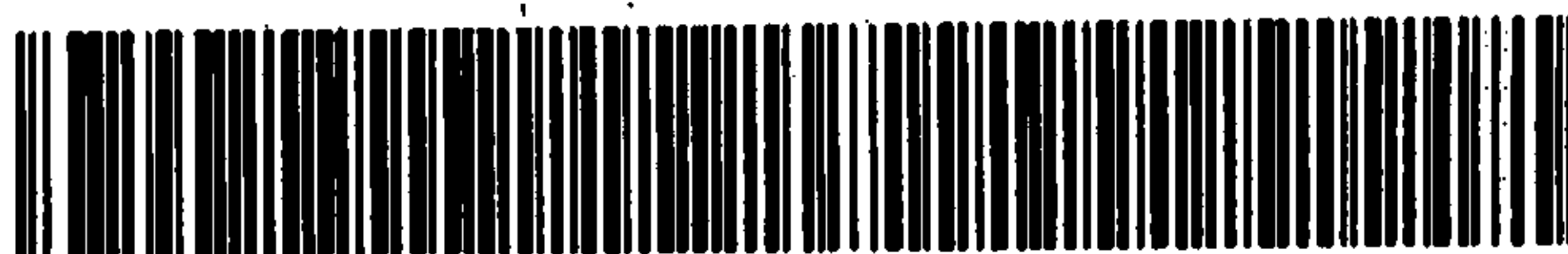


EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 33 1 11 0 001 017.000

Land situated in the County of Shelby in the State of AL

FROM THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 24 NORTH, RANGE 15 EAST, RUN SOUTH ALONG THE EAST BOUNDARY LINE OF SAID SECTION 11, A DISTANCE OF 1430.0 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE TURN 75 DEGREES 00 MINUTES 40 SECONDS RIGHT AND RUN 69.05 FEET; THENCE TURN 39 DEGREES 08 MINUTES 20 SECONDS LEFT AND RUN 95.0 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 100 DEGREES 59 MINUTES 20 SECONDS AND RUN SOUTHEASTERLY 135 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 11 WHICH IS 149.70 FEET SOUTH TO THE POINT OF BEGINNING; THENCE RUN NORTH ALONG THE EAST LINE OF SAID SECTION 11, 149.70 FEET TO THE POINT OF BEGINNING. HEREIN DESCRIBED PARCEL OF LAND CONTAINING A 12.5 FOOT EASEMENT IN WIDTH LYING WEST OF AND RUNNING PARALLEL TO THE EAST BOUNDARY OF THE ABOVE DESCRIBED PARCEL OF LAND.

LESS AND EXCEPT ANY PORTION THEREOF LYING BELOW THE 397.00 FOOT GROUND ELEVATION CONTOUR LINE BELOW SEA LEVEL, ACCORDING TO SURVEY OF ALABAMA POWER COMPANY, SAID PROPERTY BETWEEN SAID 397.00 FOOT ELEVATION CONTOUR LINE HAVING BEEN HERETOFORE CONVEYED TO SAID ALABAMA POWER COMPANY, AS SHOWN BY DEED RECORDED IN DEED BOOK 246, PAGE 940 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

ALSO, ANY AREA LYING TO THE WEST AND NORTH OF THE ABOVE DESCRIBED PARCEL WHICH LIES BETWEEN THE ABOVE DESCRIBED PARCEL AND SAID 397.00 FOOT GROUND ELEVATION CONTOUR LINE ABOVE SEA LEVEL.

SOURCE OF TITLE: DEED INSTRUMENT 20040115000026800.

Commonly known as: 39 Jetty Cir, Shelby, AL 35143-5740

Source of Title: Book, Page .

Source of Title Ref.: Deed: Recorded January 15, 2004; Doc. No. 20040115000026800



PRO 74676387 WD101 01 0303

THE FRONT OF THIS DOCUMENT IS PINK - THE BACK OF THIS DOCUMENT IS BLUE AND HAS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

ALABAMA

Center for Health Statistics

ALABAMA CERTIFICATE OF DEATH

State
File
Number

101 2023-25033

1. DECEASED LEGAL NAME David Winston Coggins					2. DATE AND TIME OF DEATH Jun 18, 2023 1910				
3. ALIAS NAME (IF ANY) None Given									
4. COUNTY OF DEATH Shelby			5. CITY, TOWN OR LOCATION OF DEATH AND ZIP CODE Chelsea, 35043			6. PLACE OF DEATH 174 Sweet Gum Drive			
7. SEX Male		8. LAST NAME PRIOR TO FIRST MARRIAGE			9. SERVED IN ARMED FORCES Yes		10. SOCIAL SECURITY NUMBER		
11. AGE 76		12. DATE OF BIRTH Feb 24, 1947		13. BIRTHPLACE (State or Foreign Country) Alabama			14. RESIDENCE STATE Alabama		
15. MARITAL STATUS Married		16. SURVIVING SPOUSE NAME PRIOR TO FIRST MARRIAGE Janice Elaine Arrington			17. RESIDENCE COUNTY Shelby				
18. RESIDENCE COUNTY Shelby		19. CITY, TOWN OR LOCATION AND ZIP CODE Chelsea, 35043			20. STREET ADDRESS 174 Sweet Gum Drive				
21. INFORMANT NAME, RELATIONSHIP AND ADDRESS Janice A Coggins, Wife, 174 Sweet Gum Drive, Chelsea, AL 35043									
22. FATHER/PARENT NAME PRIOR TO FIRST MARRIAGE George Winston Coggins					23. MOTHER/PARENT NAME PRIOR TO FIRST MARRIAGE Mary Edna Giles				
24. DISPOSITION OF BODY Burial		25. CEMETERY OR CREMATORY Alabama National Cemetery			26. LOCATION Montevallo, Alabama				
27. DATE OF DISPOSITION Jun 22, 2023		28. FUNERAL DIRECTOR OR OTHER AGENT Robert Murdaugh			29. LICENSE NUMBER 06039		30. DATE SIGNED Jun 18, 2023		
31. FUNERAL HOME NAME AND ADDRESS Ridout's Southern Heritage, 475 Cahaba Valley Rd, Pelham, AL 35124					32. LICENSE NUMBER				
33. MEDICAL CERTIFICATION: Certifying Physician									
34. NAME Gregory Franklin Mayberry MD					35. LICENSE NUMBER 34425		36. DATE SIGNED Jun 18, 2023		
37. ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH 2204 Lakeshore Drive, Suite 160, Homewood, Alabama 35209									
38. REGISTRAR Nicole Henderson Rushing					39. DATE FILED Jun 19, 2023				
CAUSE OF DEATH									
40. PART I: DISEASES, INJURIES OR COMPLICATIONS THAT CAUSED DEATH								INTERVAL	
IMMEDIATE CAUSE A. Parkinsons Disease								Unknown	
DUE TO (OR AS A CONSEQUENCE OF)									
B. DUE TO (OR AS A CONSEQUENCE OF)									
C. DUE TO (OR AS A CONSEQUENCE OF)									
D. DUE TO (OR AS A CONSEQUENCE OF)									
41. PART II: OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH									
42. MANNER OF DEATH Natural Causes		43. PREGNANT (IF FEMALE)		44. AUTOPSY Unk		45. FINDINGS Unk		46. TOXICOLOGY Unk	
47. FINDINGS Unk		48. FINDINGS Unk		49. FINDINGS Unk		50. FINDINGS Unk		51. TOBACCO USE Unknown	
52. HOW INJURY OCCURRED									
53. DATE AND TIME OF INJURY			54. INJURY AT WORK			55. IS TRANSPORTATION INJURY, SPECIFY			
56. PLACE OF INJURY			57. LOCATION OF INJURY						

This is an official certified copy of the original record filed in the Center of Health Statistics, Alabama Department of Public Health, Montgomery, Alabama. 2023-519-406-0

June 27, 2023

Nicole Henderson Rushing
State Registrar of Vital Statistics

ANY ALTERATIONS VOID THIS DOCUMENT



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/11/2025 12:00:55 PM
 \$37.50 PAYGE
 20250411000107940

Alvin S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Janice Coggins
 Mailing Address 174 Sweet Gum Drive
Chelsea, AL 350

Grantee's Name Stephanie Ann Stanton and*
 Mailing Address 39 Jetty Circle
Shelby, AL 35143
*Jeffrey Allan Stanton

Property Address
39 Jetty Circle
Shelby, AL 35143

Date of Sale 4/9/2025
 Total Purchase Price \$ 174,500.00

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 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 4/9/25

Print Stephanie Ann Stanton JEFFREY ALLAN STANTON
 Sign Stephanie Ann Stanton Jeffrey Allan Stanton
 (Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1