

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Dollar (\$1.00) [and other good and valuable considerations] in hand paid to the Grantors, **Melissa D. Coleman and James Edward Coleman** (hereinafter referred to as the Grantors), the receipt of whereof is hereby acknowledged, the Grantors, **Melissa D. Coleman and James Edward Coleman**, hereby RELEASES, QUITCLAIMS, GRANTS, SELLS AND CONVEYS to **Melissa D. Coleman** (hereinafter referred to as Grantee), all of the Grantor's right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 187, according to the Survey of Weatherly Warwick Village, Phase I, Sector 17, as recorded in Map Book 20, Page 86, in the Office of the Probate of the Judge of Probate of Shelby County, Alabama

Assessor's Parcel No: 149313001119000

This conveyance is made together with and subject to any and all easements, covenants, restrictions, reservations and rights of way appearing of record and/or affecting the subject property.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this the 5th day of September, 2023.

Melissa D. Coleman
Melissa D. Coleman

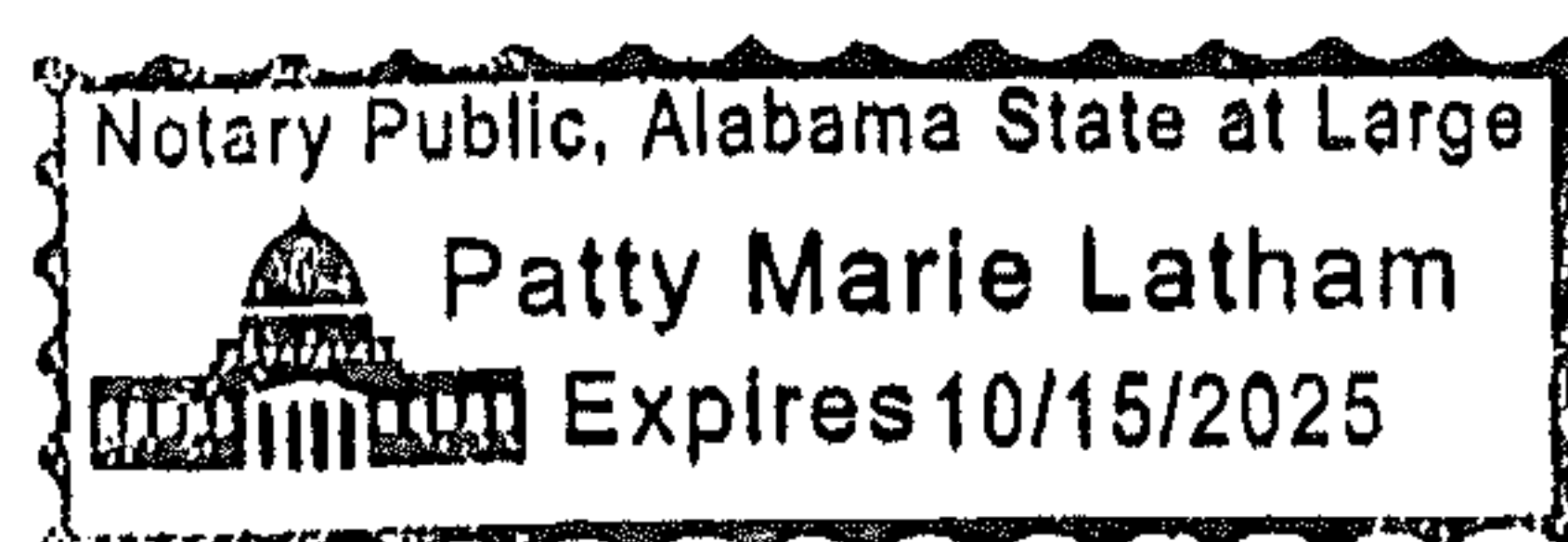
STATE OF ALABAMA)

COUNTY OF CHILTON)

ACKNOWLEDGMENT

I, Patty Latham, a Notary Public in and for said County, in said State, hereby certify that **Melissa D. Coleman** 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of September, 2023.



Patty Latham

Notary Public

James E. Coleman
James Edward Coleman

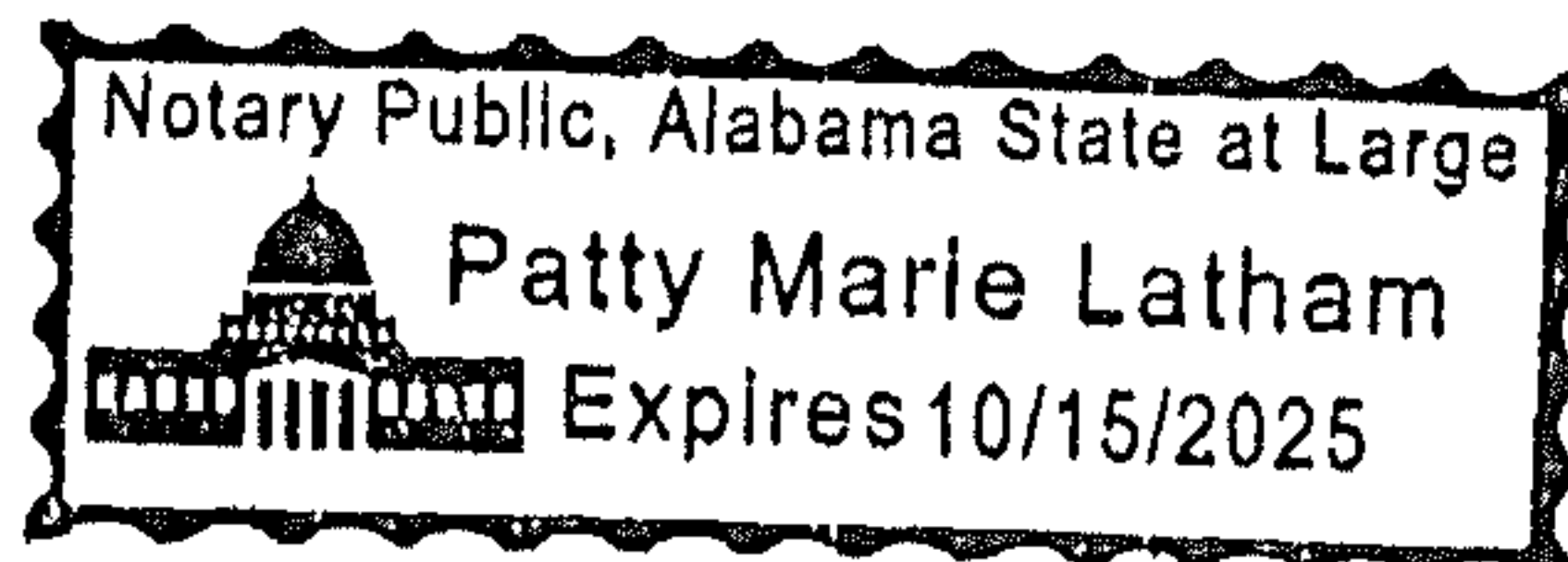
STATE OF ALABAMA)

) ACKNOWLEDGMENT

COUNTY OF SHELBY)

I, Patty Latham, a Notary Public in and for said County, in said State, hereby certify that **James Edward Coleman** 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 the 5th day of September, 2023.



Patty Latham
Notary Public

This Instrument Prepared By:
Alisha U. Patterson
P.O. Box 2663
Clanton, Alabama 35046

Real Estate Sales Validation Form

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

Grantor's Name MELISSA JAMES COLEMAN Grantee's Name MELISSA D. COLEMAN
 Mailing Address 118 CREEKWOOD CIR. Mailing Address 118 CREEKWOOD CIR.
CLANTON, AL CLANTON, AL
35045 35045

Property Address 112 WARRICK CIRCLE Date of Sale 9-5-23
ALABASTER, AL Total Purchase Price \$
35007 or
 Actual Value \$
 or
 Assessor's Market Value \$238,800 = \$119,400.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/15/2025 03:21:44 PM
 \$147.50 BRITTANI
 20250515000148940

Melissa J. Byrd

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

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 _____

Print _____

Unattested _____

(verified by)

Sign Melissa Hyde Carter

(Grantor/Grantee/Owner/Agent) circle one