

Send Tax Notice to:
Robert Andrew Plummer, II

This Instrument Prepared By:
Robert McNearney
2711 Gary Fitts Street
Tuscaloosa, AL 35401

File: TUS-25-11586

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED TEN THOUSAND AND 00/100 (\$210,000.00) 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 **Herschel Ray Coffey, Jr, and Deborah T. Coffey (herein referred to as “Grantor,” whether one or more)**, whose mailing address is

7490 Highway 62 Vincent AL 35178

by **Robert Andrew Plummer, II (herein referred to as “Grantee”)**, whose mailing address is

4111 Highway 83 Vincent AL 35178

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **4111 Highway 83, Vincent, AL 35178**, 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, 2026 AND THEREAFTER.
BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

\$185,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, 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, 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, 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 5th day of December, 2025.

Herschel Ray Coffey, Jr.
Herschel Ray Coffey, Jr
Deborah T. Coffey
Deborah T. Coffey

STATE OF ALABAMA
COUNTY OF TUSCALOOSA

I, the undersigned Notary Public in and for said County and State, hereby certify that Herschel Ray Coffey, Jr and Deborah T. Coffey 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 5th day of December, 2025.

Cassy L. Dailey
Notary Public
My Commission Expires: 5-2-26

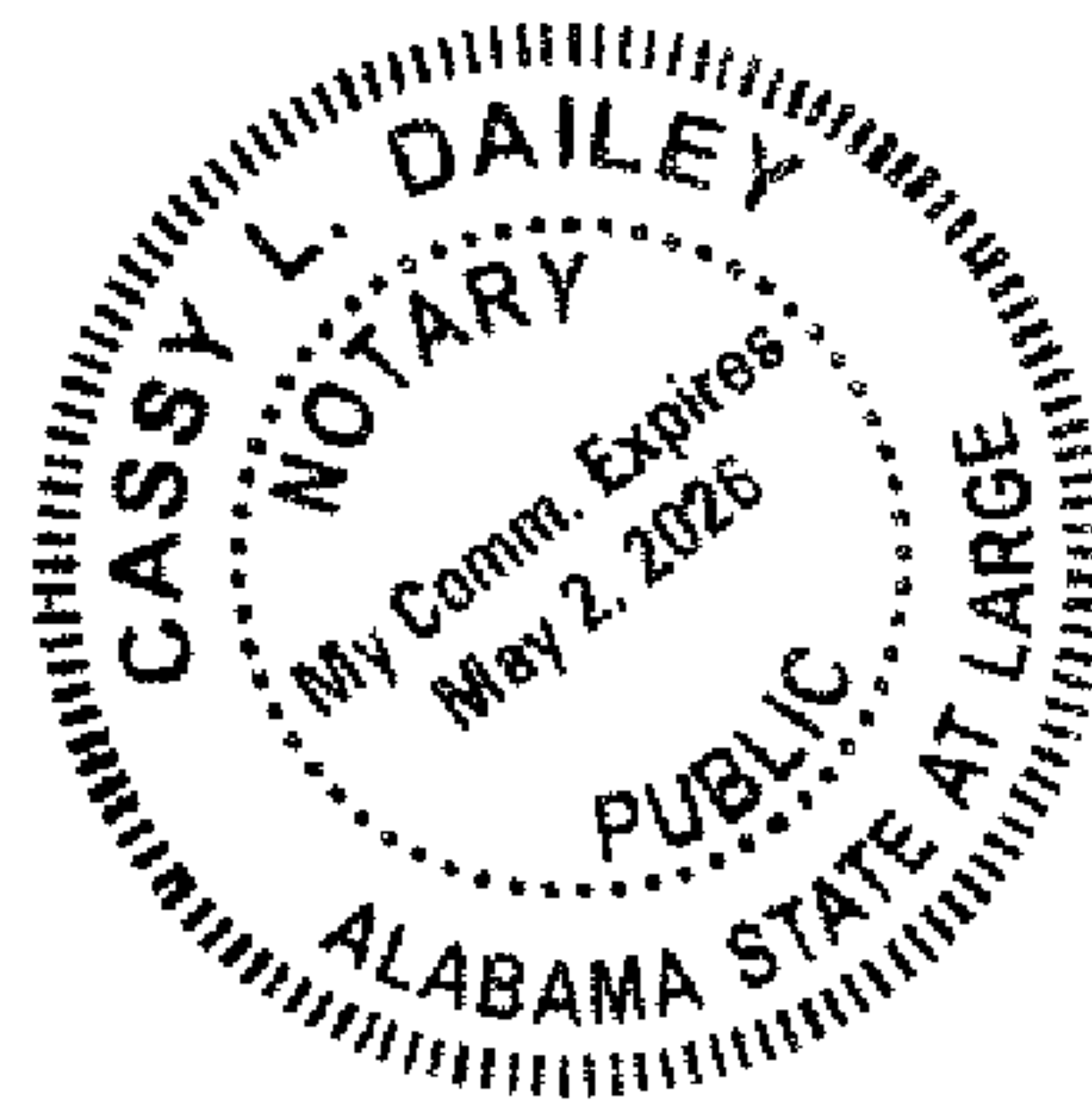


EXHIBIT A

Property 1:

Begin at the Southwest corner of the SE 1/4 of the SW 1/4, Section 10, Township 19, Range 2 East, and run thence East along the North right-of-way line of Shelby County Highway No. 83, a distance of 240 feet to a point; thence run North a distance of 210 feet to a point; thence run West a distance of 240 feet to a point on the West line of said forty; thence South along the West line of said forty a distance of 210 feet to the point of beginning. Said parcel being situated in the SE 1/4 of the SW 1/4 of Section 10, Township 19, Range 2 East, in Vincent, Shelby County, Alabama.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Herschel Ray Coffey, Jr. and Deborah T. Coffey
 Mailing Address 7490 Highway 62
Vincent, AL 35178

Grantee's Name Robert Andrew Plummer, II
 Mailing Address 4111 Highway 83
Vincent, AL 35178

Property Address 4111 Hwy 83
Vincent, AL 35178

Date of Sale 12/05/2025
 Total Purchase Price \$ 210,000.00
 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 12/5/25

Print Erica Stephens

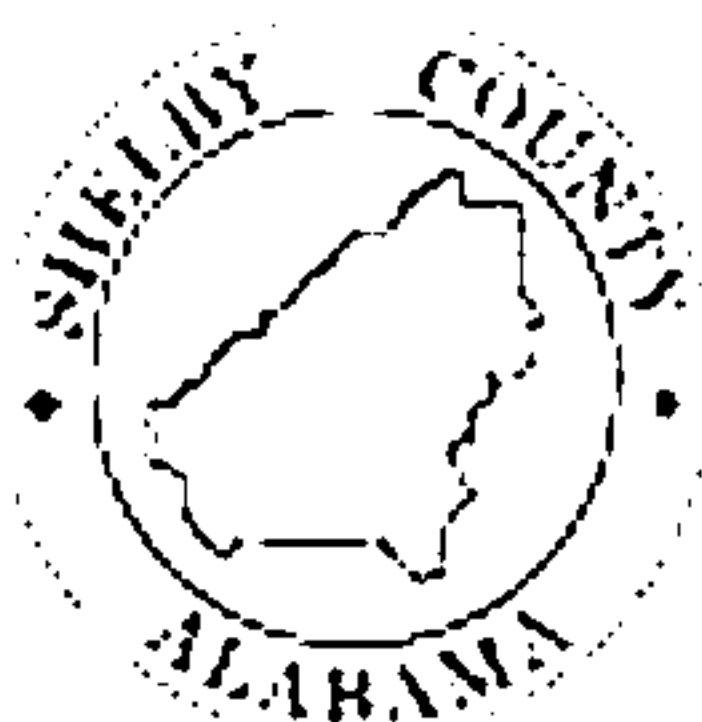
Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/10/2025 11:06:55 AM
 \$241.00 JOANN
 20251210000377920

Allen S. Bayl