

STATE OF ALABAMA  
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Seventy Four Thousand and 00/100ths Dollars (\$74,000.00) and other good and valuable consideration to the undersigned Grantor, **PNC Bank, National Association** in hand paid **Candice Cochran** the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents, does hereby grant, bargain, sell and convey unto **Candice Cochran** hereinafter called Grantee, with every contingent remainder and right of reversion in fee simple, together with every contingent remainder and right of reversion, the following property situated in Shelby County, Alabama, to-wit:

LOT 147, ACCORDING TO THE SURVEY OF CAMDEN COVE, SECTOR 1, AS RECORDED IN MAP BOOK 25, PAGE 33 A, B, & C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA

THIS CONVEYANCE AND THE WARRANTIES CONTAINED HEREIN ARE MADE SUBJECT TO THE FOLLOWING:

1. Subject to Ad Valorem taxes, easements and restrictions of record.
2. Subject to easements restrictions and rights of way or record
3. Subject to all outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated March 10, 2011 and recorded on July 25, 2011 in Instrument Number 20110725000214760 in the Probate Office of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America.
4. Restrictive Covenants and Easements of record
5. *A mortgage in the amount of \$72,124 is recorded simultaneously herewith. MAP*

To Have and To Hold, the aforegranted property together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantee in fee simple, and to the heirs and assigns of such forever, together with every contingent remainder and right of reversion, and its purchasers or assigns, Grantor hereby covenants with the said Grantee and its purchasers or assigns, that Grantor is lawfully seized in fee simple of the forementioned premises; that they are free from all encumbrance; that it has a good right to sell and convey the same to the said Grantee herein, and that Grantor will warranty and defend the premises to the said Grantees and its purchasers or assigns, against the lawful claims and demands of all persons claiming the same by, through, or under Grantor.


Given under our hand and seal this 17 day of Aug, 2011.

PNC Bank, National Association

By: Debra Reilly 8.17.11  
DEBRA REILLY, DOC. CONTROL OFFICER

Its:

STATE OF UTAH                    )  
SALT LAKE COUNTY            )

  
20111110000338940 2/2 \$17.00  
Shelby Cnty Judge of Probate, AL  
11/10/2011 09:21:37 AM FILED/CERT

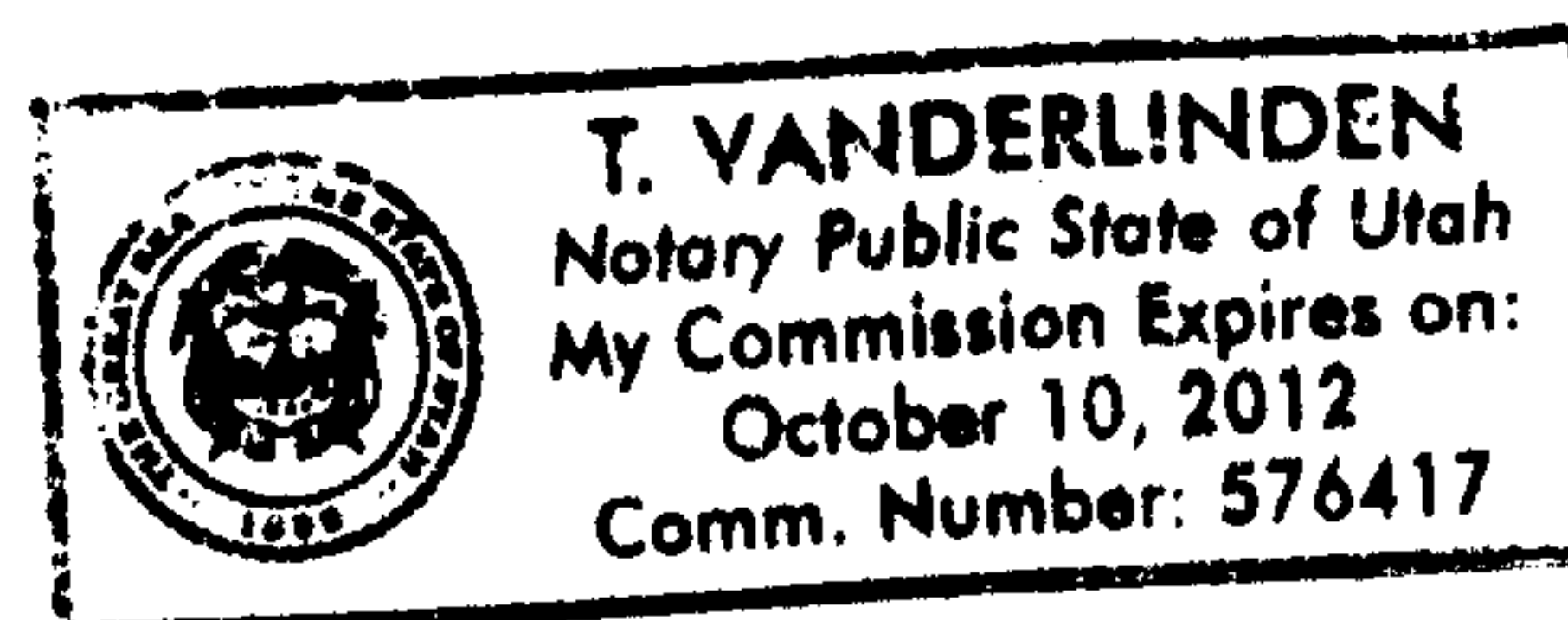
I, the undersigned, a Notary Public in and for said State and County, do hereby certify that  
**DEBRA REILLY, DOC. CONTROL OFFICER**, whose name as \_\_\_\_\_  
\_\_\_\_\_, of **PNC Bank, National Association**, is signed to the  
foregoing conveyance and who is known to me, acknowledged before me on this day that, being  
informed of the contents of the conveyance, she, as such officer and with full authority, executed same  
voluntarily for and as the act of said corporation.

Given under my hand this the 17 day of August, 2011.

Wanderlinden  
Notary Public in and for said State and County  
Commission expires: 10/10/2012

Grantees Address:

Candice Cochran  
135 Flagstone Lane  
Calera, AL 35040



This instrument was prepared by:

Mark A. Pickens  
Attorney at Law  
P. O. Box 59372  
Birmingham, Alabama 35259  
MAP# 11-0104

Shelby County, AL 11/10/2011  
State of Alabama  
Deed Tax: \$2.00