

Send tax notice to:

TIMOTHY L. HOLMES, JR.  
2300 CAHABA VALLEY ROAD  
INDIAN SPRINGS, AL, 35124

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
Shelby COUNTY

2012278

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Thirty-Five Thousand and 00/100 Dollars (\$435,000.00) in hand paid to the undersigned, RITA TILLY COCHRAN, A SINGLE INDIVIDUAL (hereinafter referred to as "Grantors") by TIMOTHY L. HOLMES, JR. and PAMELA M. HOLMES (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN REAL VOLUME 204, PAGE 378, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 101, PAGE 524; DEED BOOK 134, PAGE 74, DEED BOOK 134, PAGE 198 AND DEED BOOK 186, PAGE 184.
4. RIGHT OF WAY GRANTED TO SHELBY CUNTY AS SET FORTH IN DEED BOOK 135, PAGE 10, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
5. LESS AND EXCEPT ANY PORTION LYING WITHIN THE RIGHT OF WAY OF THE PUBLIC ROAD.
6. LESS AND EXCEPT ANY PART IN THE SOUTHEAST CORNER USESD AS A CEMETERY.

\$413,250.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

RITA TILLY COCHRAN IS THE SURVIVING GRANTEE OF THAT CERTAIN DEED AS RECORDED IN INSTRUMNT NO. 1993-14657. THE OTHER GRANTEE JAMES T. COCHRAN HAVING DIED ON OR ABOUT APRIL 14, 2010.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.



IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal  
this the 15th day of June, 2012.

  
RITA TILLY COCHRAN

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that RITA TILLY COCHRAN, whose name is signed to the foregoing instrument,  
and who is known to me, acknowledged before me on this day, that, being informed of  
the contents of the said instrument, she executed the same voluntarily on the day the same  
bears date.

Given under my hand and official seal this the 15th day of June, 2012.

  
  
4-30-16



20120622000220760 2/3 \$40.00  
Shelby Cnty Judge of Probate, AL  
06/22/2012 12:35:02 PM FILED/CERT

**EXHIBIT "A"**

**A parcel of land located in the Southwest 1/4 of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, described as follows:**

**Commence at the Northwest corner of the Southwest 1/4 of Section 28; thence run South along the West section line a distance of 1354.34 feet to the center line of Alabama Highway No. 119; thence turn left 79 degrees 09 minutes 30 seconds a distance of 58.64 feet to the intersection of the Southeasterly right of way of said Highway and the Easterly right of way of Indian Trail; thence turn left 43 degrees 00 minutes 33 seconds along said Highway 119 a distance of 494.10 feet to the point of beginning; thence continue last course a distance of 344.33 feet; thence turn right 100 degrees 09 minutes 37 seconds a distance of 266.58 feet; thence turn right 25 degrees 10 minutes 53 seconds a distance of 215.93 feet; thence turn right 30 degrees 43 minutes 06 seconds a distance of 221.09 feet; thence turn right 117 degrees 09 minutes 00 seconds a distance of 529.07 feet to the point of beginning; being situated in Shelby County, Alabama.**

**Less and except that part of subject property lying in the Southeast corner of the above described property used as a cemetery as shown by survey of Johnnye Horton dated September 2, 1982.**



20120622000220760 3/3 \$40.00  
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Shelby County, AL 06/22/2012  
State of Alabama  
Deed Tax:\$22.00