

(Name) \_\_\_\_\_

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) Attorney Maurice Rogers  
712-18th Street, Ensley  
(Address) Birmingham, Alabama 35218

REAL **2595** PAGE **489**

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

25,000

That in consideration of One Dollar (\$1.00) and other valuable consideration--- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Fred Cockrell and wife, Nellie Lee Cockrell

(herein referred to as grantors) do grant, bargain, sell and convey unto

Fred Cockrell and wife, Nellie Lee Cockrell

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Jefferson and Shelby

County, Alabama to-wit:

PARCEL I: Lot 42, Block 8, according to the Survey of Powderly Hills, as recorded in Volume 33, Page 96, in the Office of the Judge of Probate of Jefferson County, Alabama. Situated in Jefferson County, Alabama.

PARCEL II: Lot 20, in Block 1-S, of Sewall's Addition to Birmingham (in Ensley) as recorded in Map Book 4, Page 103, in the Office of the Judge of Probate of Jefferson County, Alabama (except that portion along Village Creek acquired by City of Birmingham for right-of-way as recorded in Final Record Book 31, Pages 333-338, in the Office of the Probate Judge of Jefferson County, Alabama). Situated in Jefferson County, Alabama.

PARCEL III: Lot 2, Block 6, according to the Survey of Lincoln Park Subdivision, in Shelby County, as recorded in Map Book 3, Page 145, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to all restrictions, reservations, easements and covenants of record.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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, we have hereunto set OUR hand(s) and seal(s), this 16<sup>th</sup>

day of October, 1984

WITNESS:

STATE OF ALABAMA  
NOTARY PUBLIC  
INSTRUMENTS  
Notary Public in Jeff. Co  
1985 JAN - 7 PM 1:23 (Seal)

Fred Cockrell (Seal)  
Fred Cockrell

Nellie Lee Cockrell (Seal)  
Nellie Lee Cockrell

STATE OF ALABAMA

Jefferson COUNTY }

I, the undersigned \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that Fred Cockrell and wife, Nellie Lee Cockrell whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16<sup>th</sup> day of October, A. D., 19 84.

Sheri Scott

Notary Public

BOOK 013 PAGE 952

STATE OF ALA. SHELBY CO.  
I CERTIFY THAT THIS INSTRUMENT  
WAS FILED  
REAL 2595 PAGE 489  
1984 OCT 29 AM 10:09  
*[Signature]*  
NOTARY PUBLIC  
OFFICE

STATE OF ALA. SHELBY CO.  
I CERTIFY THAT THIS INSTRUMENT WAS FILED  
1985 JAN -7 PM 1:23  
*[Signature]*  
JUDGE OF PROBATE

Res. 500  
Ind. 100  
600

*Will Fred Cookwell*

RETURN TO *[Signature]* 250000

*Fred Cookwell &*

*Willie Lee*

TO

*Fred Cookwell &*

*Willie Lee*

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR 360

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2500  
350  
2850

THIS FORM FROM

ALABAMA TITLE CO., INC.  
BIRMINGHAM, ALABAMA