

This instrument was prepared by:
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P.O. Box 530543
Birmingham, Alabama 35253

WHEN RECORDED RETURN TO:
Walter J. Cochran and
Sharon J. Cochran
234 Sweetbay Drive
Maylene, Alabama 35114

Form 1-1-27 Rev 1-66
WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP


20040617000329720 Pg 1/2 95.00
Shelby Cnty Judge of Probate, AL
06/17/2004 12:37:00 FILED/CERTIFIED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE HUNDRED AND SEVENTY-EIGHT THOUSAND DOLLARS (\$178,000)**, [**ONE HUNDRED THOUSAND (\$100,000.00)** paid by Mortgage recorded at the same time as this deed], to the undersigned grantors, Michael L. Specht and Stacie L. Specht, Husband and Wife, (herein referred to as **GRANTORS**), in hand paid by the **GRANTEES** herein, the receipt of which is hereby acknowledged the said **GRANTORS** do by these presents, grant bargain, sell and convey unto Walter J. Cochran and Sharon A. Cochran, Husband and Wife, (herein referred to as **GRANTEES**) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate in Shelby County.

Lot 153, according to the Survey of Lake Forest, First Sector, as recorded in Map Book 24, page 62, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject To:

1. **Rights or claims of parties in possession not shown by the public records.**
2. **Easements or claims thereof, which are not shown by the public records.**
3. **Discrepancies, conflicts in boundary lines, shortage in area, encroachment, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.**
4. **Any lien, or right to a lien, for services, labor or material imposed by law and not shown by the public record.**
5. **Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.**
6. **The lien of Ad Valorem taxes for the year 2004 are a lien but neither due nor payable until 1 October, 2004.**
7. **Municipal improvements, assessments and fire district dues against subject property, if any.**
8. **15 foot minimum building setback line from Sweetbay Drive as shown by recorded map.**
9. **Right of way to Alabama Power Company as setforth in Deed Book 239, page 881, Deed Book 219, page 127, Deed Book 150, page 89, Deed Book 142, page 84 and in Deed Book 124, page 474.**
10. **Easement and right of way to Shelby County as setforth in Deed Book 155, page 437 and in Deed Book 216, page 571.**

11. Easement and right of way to City of Alabaster as setforth in Instrument #1996-34796.
12. Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitations, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument #1998-28392 and in Instrument #1998-29231, in the Probate Office of Shelby County, Alabama.
13. Title to all oil, gas, and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
14. Release of damages as setforth in Instrument #1998-42325.
15. Direct access to Lake Forest Way is not allowed as setforth in Map Book 24, page 62.

And said Grantors do for themselves, their heirs, successors and assigns covenant with the said Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of said premises, it is free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey same as aforesaid: that they will and their successors and assigns shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures and seals, this ____ day of June, 2004.

Witness

Witness



Michael L. Specht


Stacie L. Specht

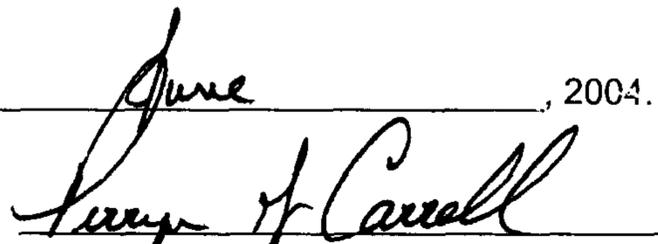
STATE OF ALABAMA
JEFFERSON COUNTY

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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael L. Specht and Stacie L. Specht, a married couple, individually whose name is signed to the foregoing conveyance, and who is know to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily as his act on the day the same bears date.

Given under my hand and official seal the 2nd day of June, 2004.

My Commission Expires
01-28-07



Notary Public