

WARRANTY DEED

State of Alabama
SHELBY County

SEND TAX NOTICE TO:
MICHAEL COCHRAN
229 BRANDY LANE
HARPERSVILLE AL 35078

Know all men by these presents:

That in consideration of One Hundred Thirty-Two Thousand and 00/100 (\$132,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

KATHRYN P. MOONEY and JOHN S. MOONEY, A MARRIED COUPLE (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: MICHAEL COCHRAN

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 8, ACCORDING TO THE SURVEY OF CLEARVIEW ESTATES, FIRST SECTOR, IN MAP BOOK 12, PAGE 31 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

\$105,600.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, **MICHAEL COCHRAN** his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (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 <u>I/WE</u> have hereunto set <u>MY/OUR</u> hand(s) and seal(s), this <u>20th</u> day of <u>May</u>, 20 05.

KATHRYN P. MOONEY

JOHN S. MOONEY

STATE OF ALABAMA

COUNTY SHELBY

General Acknowledgment

THE UNDERSIGNED ___, a Notary Public in and for said County, in said State, hereby certify that KATHRYN P. MOONEY and JOHN S. MOONEY, A MARRIED COUPLE whose name(s) <u>is/are</u> signed to the foregoing conveyance, and who <u>is/are</u> 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 20th day of May, 20 05.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-25-07

69158

PREPARED BY ALAN KEITH 2100 LYNNGATE DRIVE, BIRMINGHAM, AL 35216

Shelby County, AL 06/10/2005 State of Alabama

Deed Tax: \$26.50