## 20060210000069170 1/1 \$106.00 Shelby Cnty Judge of Probate, AL 02/10/2006 12:36:00PM FILED/CERT

## WARRANTY DEED

## STATE OF ALABAMA COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Ninety Five Thousand Dollars & 00/100--- (\$195,000.00) and other valuable considerations to the undersigned GRANTOR(S) PEGGY COCHRAN AND DEBBRA A. THOMSON, TRUSTEES UNDER THE COCHRAN LIVING TRUST, DATED OCTOBER 15, 2004 (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTORS does by these presents GRANT, BARGAIN, SELL and CONVEY unto MITRA PARTAIN hereinafter referred to as GRANTEE(S), his/her heirs and/or assigns, the following described real estate, situated in County of Shelby, State of Alabama, to-wit:

LOT 27-A, ACCORDING TO THE SURVEY OF THE COTTAGES OF BROOK HIGHLAND, AS RECORDED IN MAP BOOK 16, PAGE 129, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$101,000.00 OF THE PURCHASE PRICE RECEIVED ABOVE WAS PAID FROM A FIRST PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD, to the said GRANTEE (S), to his/her heirs and assigns forever.

And I/we do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANTEES, his/her heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I(we) have a good right to sell and convey the same to the said GRANTEE(S), his/her heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this the 6<sup>TH</sup> day of February, 2006.

COCHRAN LIVING TRUST DATED OCTOBER 15, 2004

PEGGY COCHRAN, TRUSTEE

DEBBRA A. THOMSON, TRUSTEE

Shelby County, AL 02/10/2006 State of Alabama

Deed Tax: \$94.00

I, the undersigned, a Notary Public in and for said county and state hereby certify that PEGGY COCHRAN AND DEBBRA A. THOMSON, TRUSTEES OF THE COCHRAN LIVING TRUST DATED OCTOBER 15, 2004 name(s) is/are signed to the forgoing instrument, and who is/are known to me, acknowledged

15, 2004 name(s) is/are signed to the forgoing instrument, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they have executed the the same same voluntarily and with full authority on the day the same bears date.

GIVEN under my hand and seal this the 6<sup>TH</sup> day of February, 2006

My Comm. Exp.:

STATE OF ALABAMA

COUNTY OF JEFFERSON

NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY: CHRISTOPHER P. MOSELEY MOSELEY & ASSOCIATES, P.C. 3800 COLONNADE PARKWAY, SUITE 630 BIRMINGHAM, AL 35243

SEND TAX NOTICE TO: MITRA PARTAIN 1941 STONE BROOK LANE BIRMINGHAM, AL. 35242

DAVID S. SNODDY
MY COMMISSION EXPIRES 6/18/06