

Send tax notice to:

CINDY V. WALDEN
2711 BRAELINN PKWY N
HELENA, AL 35080

STATE OF ALABAMA
SHELBY COUNTY

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

2011041142

WARRANTY DEED


20110411000111970 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
04/11/2011 02:56:42 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HINDRED THIRTY FIVE THOUSAND SEVEN HUNDRED FIFTY AND NO/100THS Dollars 135,750.00) in hand paid to the undersigned, JENNIFER L. COLLINS N/K/A JENNIFER C. COCHRAN and HUSBAND, TAYLOR E. COCHRAN (hereinafter referred to as "Grantors") by CINDY V. WALDEN (hereinafter referred to as Grantee), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 72, according to the Survey of Braelinn Village, Phase III, as recorded in Map Book 14, Page 42, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2010 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2011.
2. SUCH STATE OF FACTS AS SHOWN ON THE PLAT OF BRAELINN VILLAGE, PHASE III, AS RECORDED IN MAP BOOK 14, PAGE 42, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY, AS RECORDED IN REAL 220, PAGE AND REAL 236, PAGE 966, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN BOOK 290, PAGE 370, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$132,209.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.



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IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 8TH day of APRIL, 2011.


JENNIFER C. COCHRAN

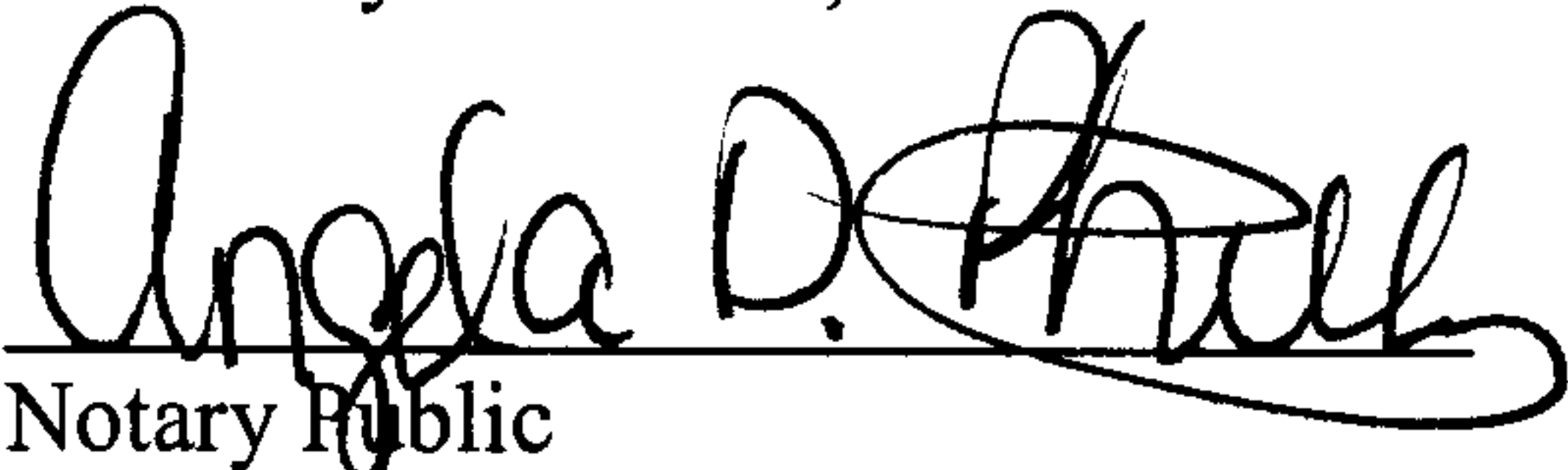

TAYLOR E. COCHRAN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that &*V38&, 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 8TH day of APRIL, 2011




Notary Public

Print Name: Angela D. Phillips

My Commission Expires: 01/16/2012

Shelby County, AL 04/11/2011
State of Alabama
Deed Tax: \$4.00