

20121114000437920 1/3 \$127.00
Shelby Cnty Judge of Probate, AL
11/14/2012 03:16:13 PM FILED/CERT

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. and Mrs. David E. Coverdale
P. O. Box 804
Noblesville, IN 46061-0804

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED NINE THOUSAND AND NO/00 DOLLARS-----(\$109,000.00)** to the undersigned grantor, **CALVIN CLYDE COCHRAN, JR., a married man, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **DAVID E. COVERDALE and wife, ANNA R. COVERDALE, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2013 property taxes, existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR HIS RESPECTIVE SPOUSE.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

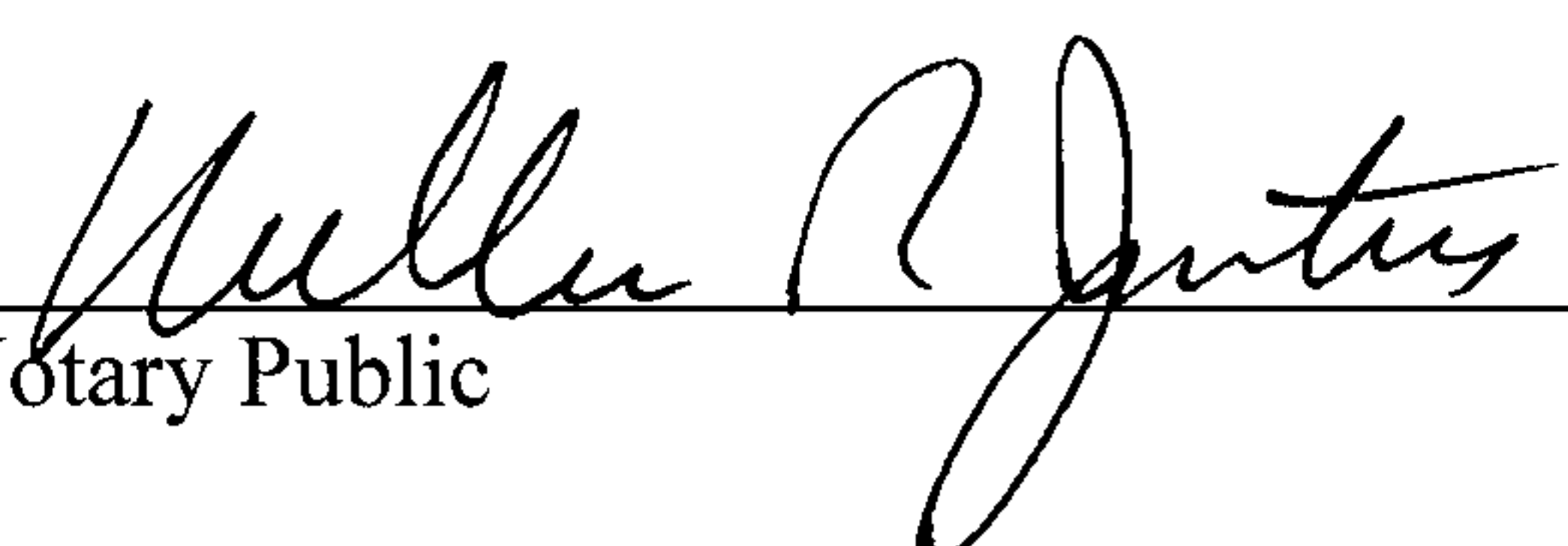
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of November, 2012.

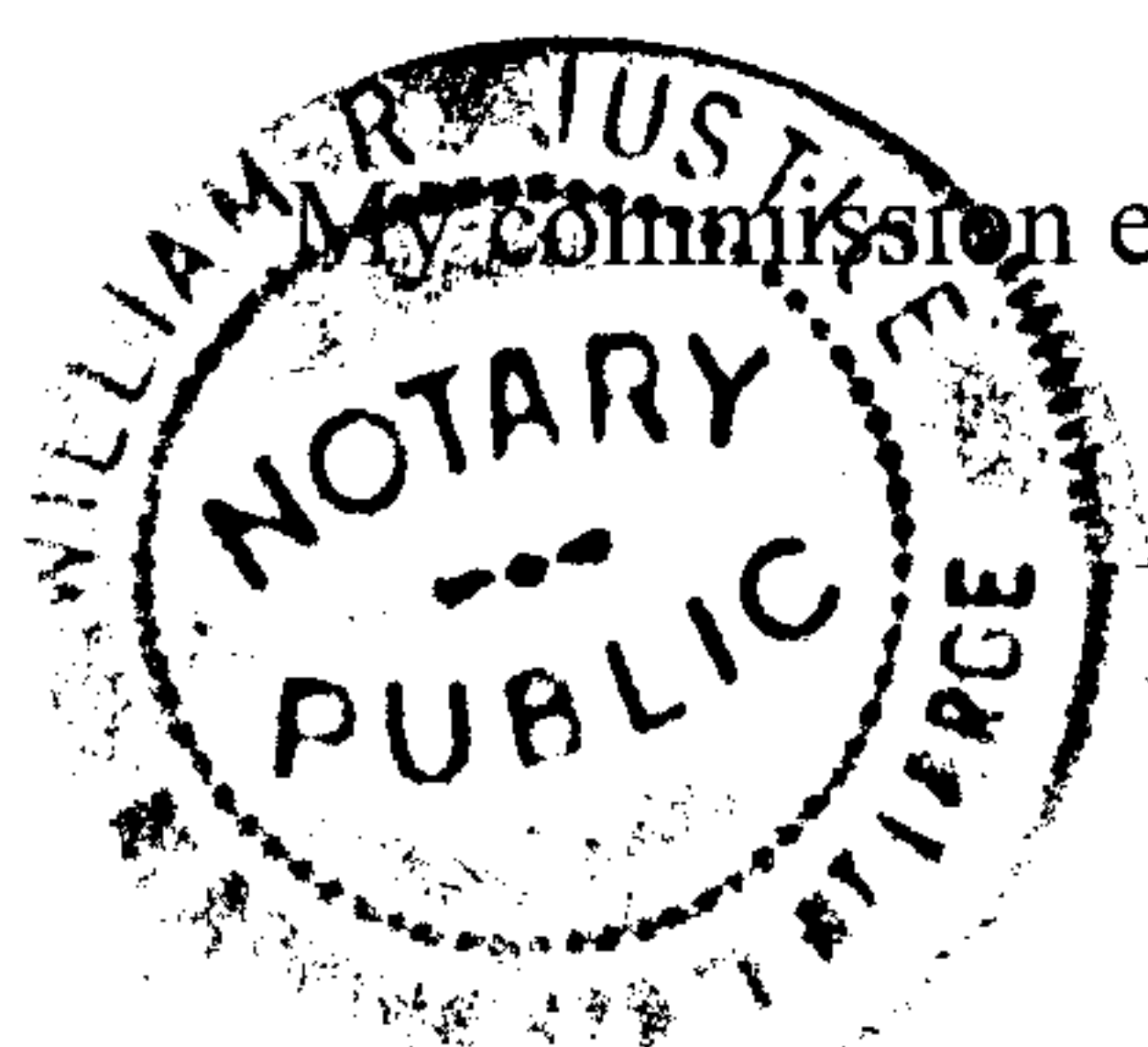

Calvin Clyde Cochran, Jr.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Calvin Clyde Cochran, Jr., whose name is signed to the foregoing conveyance, and who is 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 14th day of November, 2012.


Notary Public

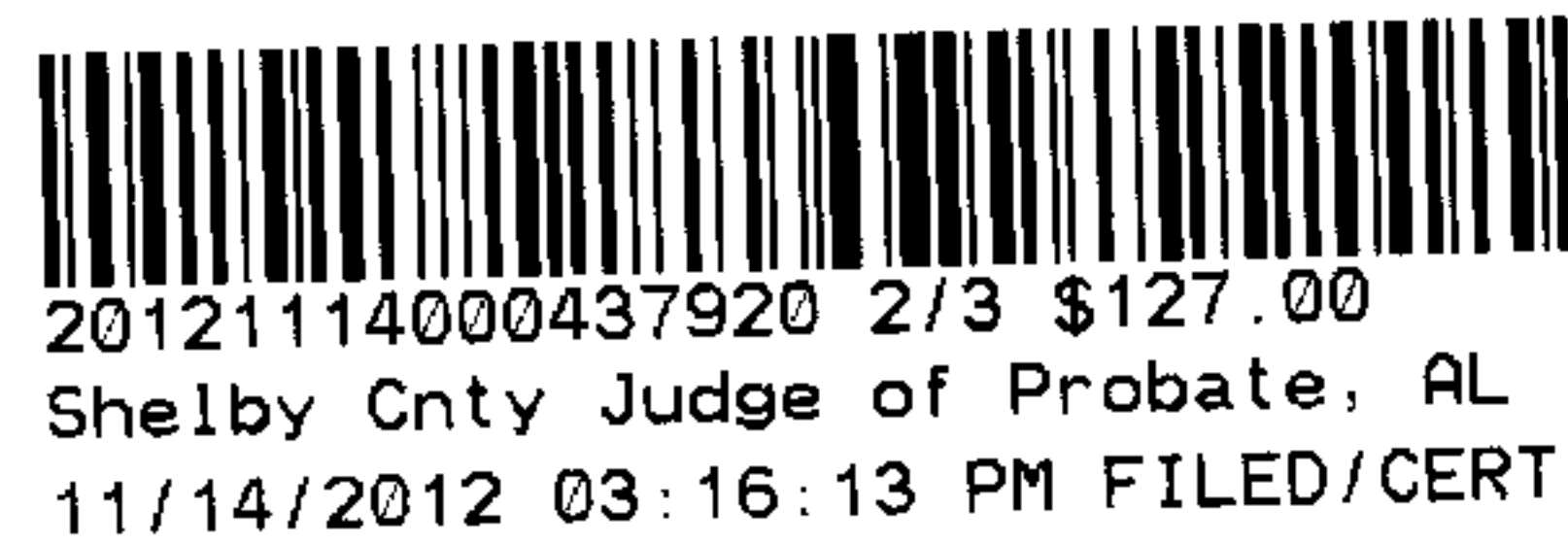


Shelby County, AL 11/14/2012
State of Alabama
Deed Tax: \$109.00

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SW corner of Section 26, Township 24 North, Range 15 East; thence run Easterly along the South line of said Section 26 for 597 feet, more or less, to the intersection of said line with the 397 elevation of Lay Lake; thence continue in an Easterly direction along said South line a distance of 200 feet, more or less, to the second intersection of said line and the 397 elevation of Lay Lake; thence continue Easterly along said South line a distance of 48 feet; thence turn an angle to the left of 85 degrees 15 minutes and run in a Northerly direction a distance of 121.00 feet; thence turn an angle of 90 degrees 00 minutes to the right and run in an Easterly direction a distance of 30 feet; thence turn an angle to the left of 90 degrees 00 minutes and run a distance of 170.00 feet to the Point of Beginning; thence continue in a Northerly direction along the same course of 183.00 feet; thence turn an angle to the right of 64 degrees 00 minutes and run a distance of 120.00 feet; thence turn an angle to the right of 49 degrees 00 minutes and run a distance of 88.00 feet to a point on the 397 MSL elevation of Lay Lake; thence run in a Southerly direction along said 397 MSL elevation to a point due East of the Point of Beginning; thence run in a Westerly direction 122.91 feet, more or less to the Point of Beginning. Lying and being situated in Shelby County, Alabama.

Also being known and described as Lot 1, Cochran Family Subdivision as recorded in Map Book 42, Page 142 in the Office of the Judge of Probate of Shelby County, Alabama.



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name Calvin Clyde Cochran, Jr.
Mailing Address 193 River Birch Road
Chelsea, AL 35043

Grantee's Name Dave Coverdale & Anna R. Coverdale
Mailing Address P. O. Box 804
Noblesville, IN 46061-0804

Property Address: 25 Lilly Lane, Shelby, AL

Date of Sale 11/14/12

Total Purchase Price \$ 109,000.00

or

Actual Value \$ _____

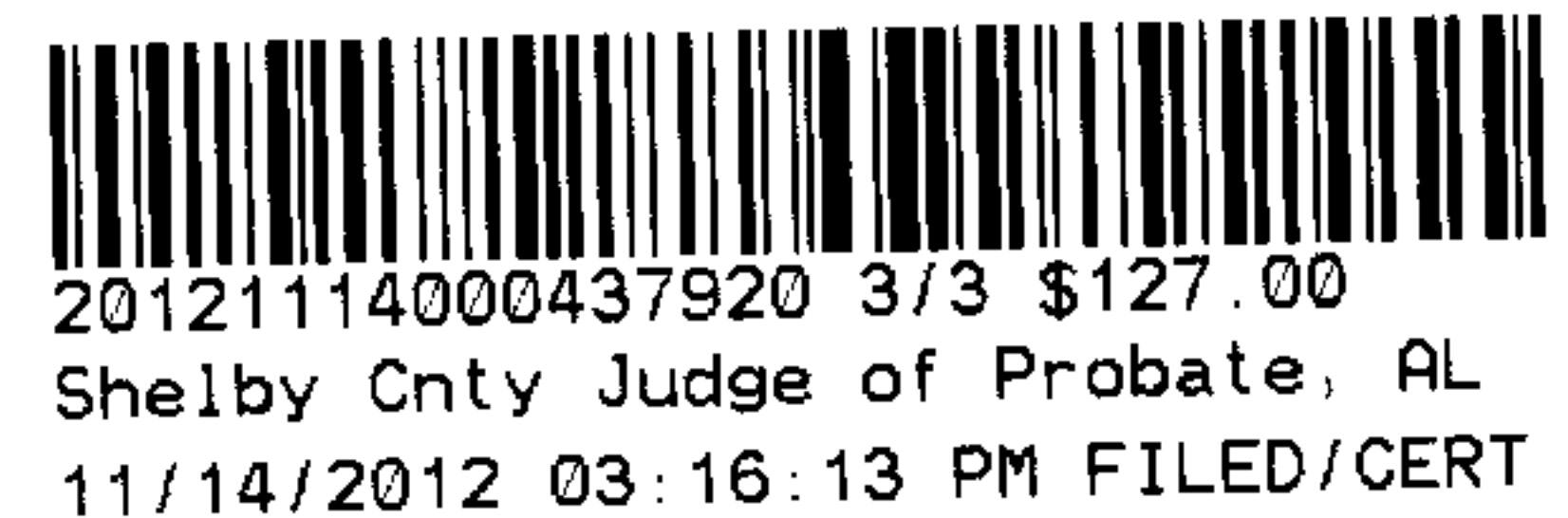
or

Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other –



If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11/14/12

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Print _____

____ Unattested

[Signature]
(Verified by)