

WARRANTY DEED WITH SURVIVORSHIP

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
Bynum & Henderson
#17 Office Park Circle, Suite 150
Birmingham, Alabama 35223

Send Tax Notice To:
Linda L. Cochran
Calvin Cochran
193 River Birch Road
Chelsea, AL 35043

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Eighty Six Thousand Five Hundred and no/100 dollars (\$286,500.00), to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Lynda L. Watkins Cochran** and husband, **Calvin Cochran** (herein referred to as Grantors) do grant, bargain, sell and convey unto **Lynda L. Cochran** and husband, **Calvin Cochran** (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Jefferson, to-wit:

Lot 705, according to the Map and Survey of Windstone Phase 7, as recorded in Map Book 35, Page 116, in the Office of Shelby County, Alabama.

\$201,600.00 of the price recited above was paid from a mortgage loan closed simultaneously herewith.

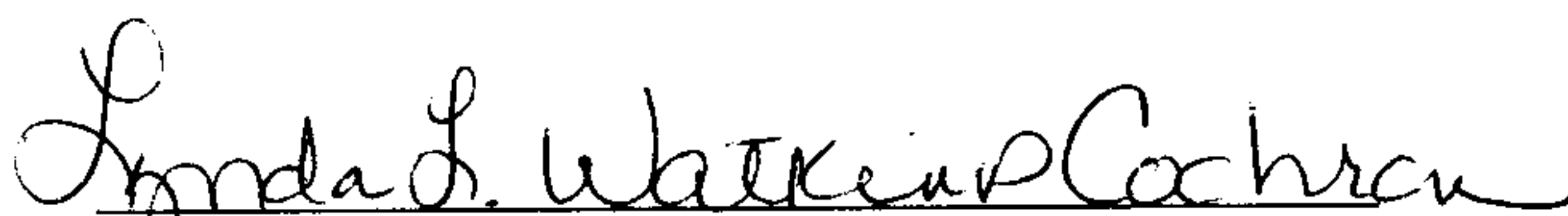
Lynda L. Watkins Cochran is one and the same person as Lynda L. Watkins.

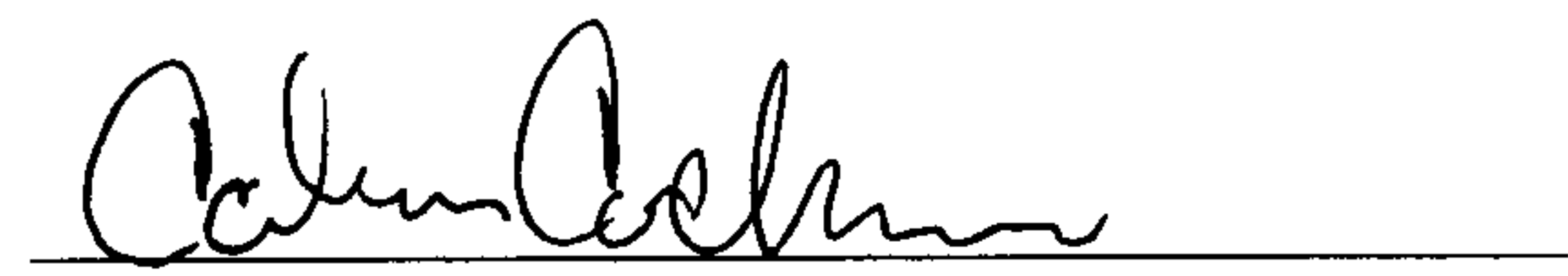
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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, We have hereunto set our hands and seal, this 16th day of January, 2013.

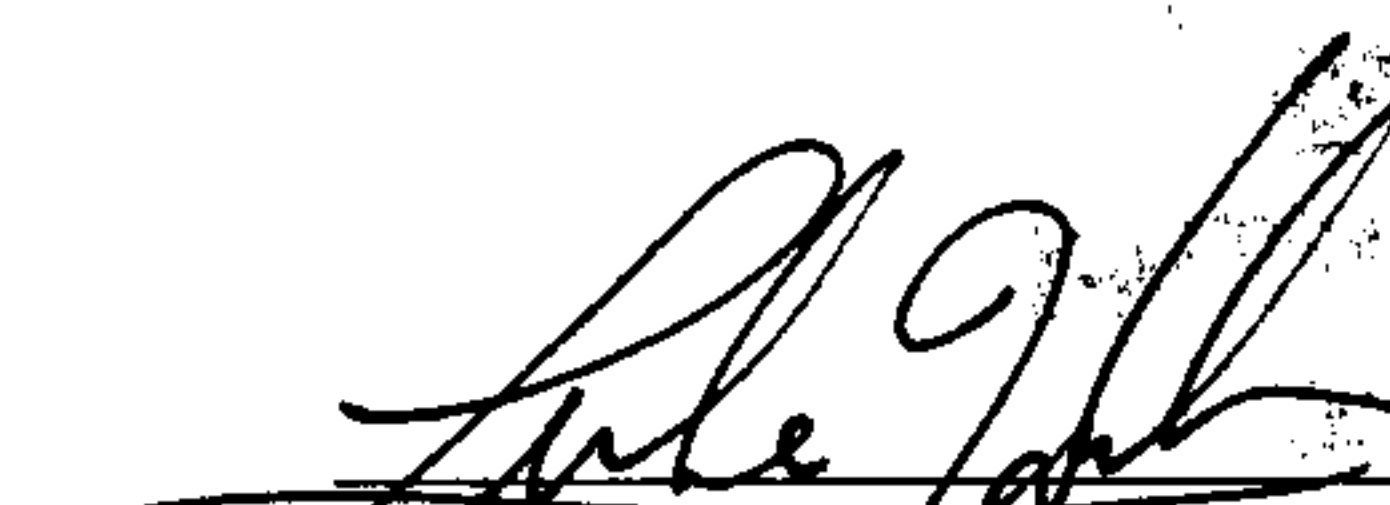

Lynda L. Watkins Cochran


Calvin Cochran


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, Lynda L. Cochran and husband, Calvin Cochran whose names are signed to the foregoing conveyance, and who are 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 the 16th day of January, 2013.


Notary Public

My Commission Expires: 7/26/16
Grantor Address & Property Address:
193 River Birch Road
Chelsea, AL 35043


20130219000070880 1/2 \$100.00
Shelby Cnty Judge of Probate, AL
02/19/2013 02:19:42 PM FILED/CERT

Shelby County, AL 02/19/2013
State of Alabama
Deed Tax: \$85.00

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Lynda L Watkins Cochran Grantee's Name Lynda L. Cochran
Mailing Address Calvin Cochran Mailing Address Calvin Cochran
193 River Birch Rd
Chelsea AL 35043
Property Address SAME Date of ~~Sale~~ ^{deed} 1-16-13
Total Purchase Price \$
or
Actual Value \$286,500 ÷ 2
or
Assessor's Market Value \$ 143,250.00

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

Recorded to put in Survivorship

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 2-1-13

Print Delores Oswell

Sign Delores Oswell

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Unattested
20130219000070880 2/2 \$100.00
Shelby Cnty Judge of Probate, AL
02/19/2013 02:19:42 PM FILED/CERT

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